HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Vancouver and Abbotsford CMAs

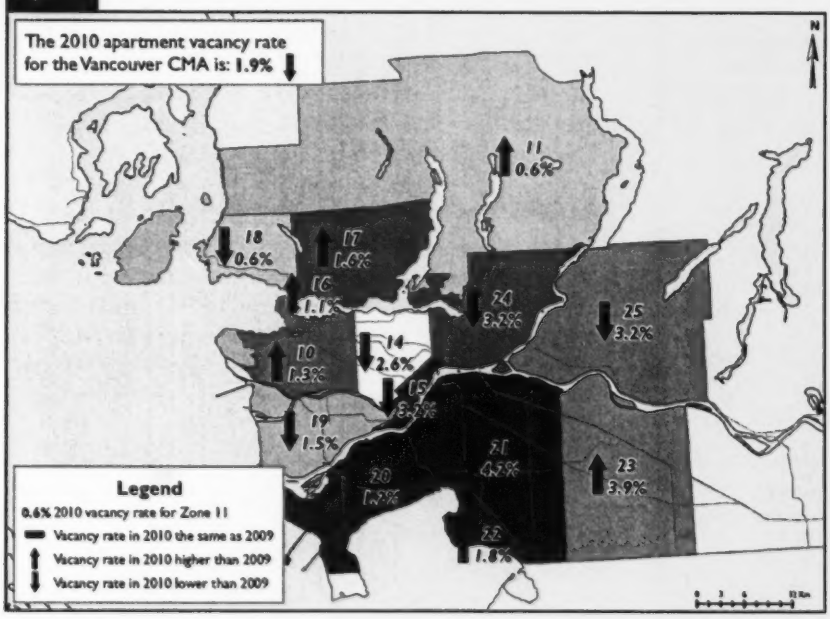
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Highlights

- The rental apartment vacancy rate dipped slightly to 1.9 per cent in October 2010, from 2.1 per cent a year earlier.
- Employment growth, steady migration to the region and a slowdown in first time home buyer activity have kept rental demand strong.
- The secondary rental pool grew by more than 7,500 units, nearly half of which were investor-owned rental condos.
- The rental condominium vacancy rate increased to 2.2 per cent in October 2010 from 1.7 per cent in 2009.

Figure 1



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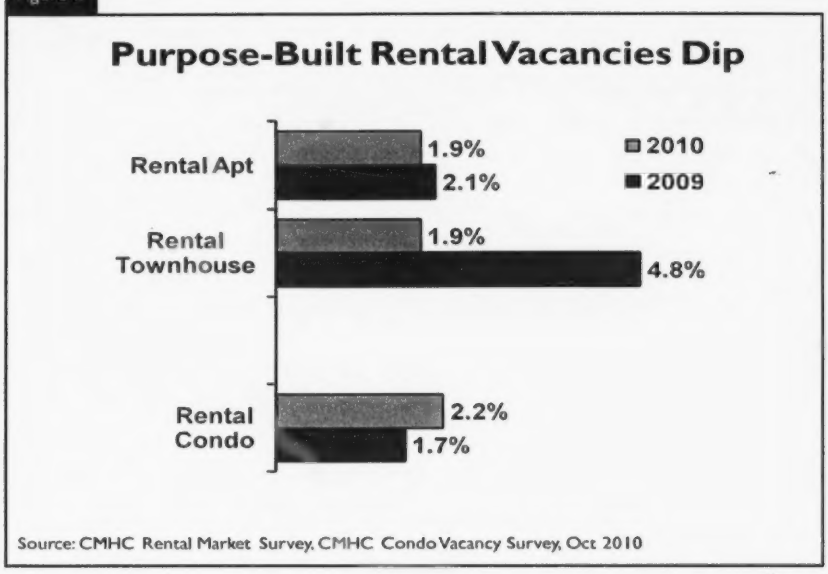
Rental Vacancy Rates Edge Lower

The vacancy rate edged down from 2.1 per cent in October 2009 to 1.9 per cent this year. All bedroom types in the Vancouver Census Metropolitan Area (CMA) recorded lower vacancies, except the three bedroom plus category. The rental apartment vacancy rate declined marginally in 2010 in response to improving employment conditions and steady migration to the region. A slowdown in first-time home buyer activity also contributed to lower vacancy rates.

Employment during the first three quarters of this year has increased compared to the same period last year, supporting demand for rental accommodation. A steady inflow of nearly 40,000 people to the region is an important source of rental demand. Of the 16,000 to 18,000 new households that form annually in the region each year, many choose rental accommodation as a first step to obtain housing services in the Vancouver housing market. The pent-up demand that drove first-time home buyer activity in 2009 has now abated. With condominium prices up from the lower levels reported during the spring of 2009, the number of renters making the move to home ownership has slowed.

Most areas in the Lower Mainland reported a decrease in rental apartment vacancy rates in 2010. The vacancy rate moved lower in Burnaby by 0.8 percentage points, in New Westminster by 0.1 percentage points, in West Vancouver by 0.8 percentage points, in Richmond by 1.2 percentage points, in Delta by 2.6 percentage points, in Surrey by 1.9 percentage points, in the Tri-Cities by 0.2 percentage points, and in Maple Ridge/Pitt Meadows by 1.9 percentage points. Vacancy rates declined in these areas in response to an improved job market and population growth in the region. Vacancy rates increased slightly, giving renters more choice, in six of the ten areas of Vancouver City, in the University Endowment Lands (UEL), North Vancouver, White Rock and Langley. In most of the areas where vacancy rates went up, the increase can be explained by growth in the stock of purpose-built rental apartments, particularly in the downtown core and the UEL.

Figure 2



Source: CMHC Rental Market Survey, CMHC Condo Vacancy Survey, Oct 2010

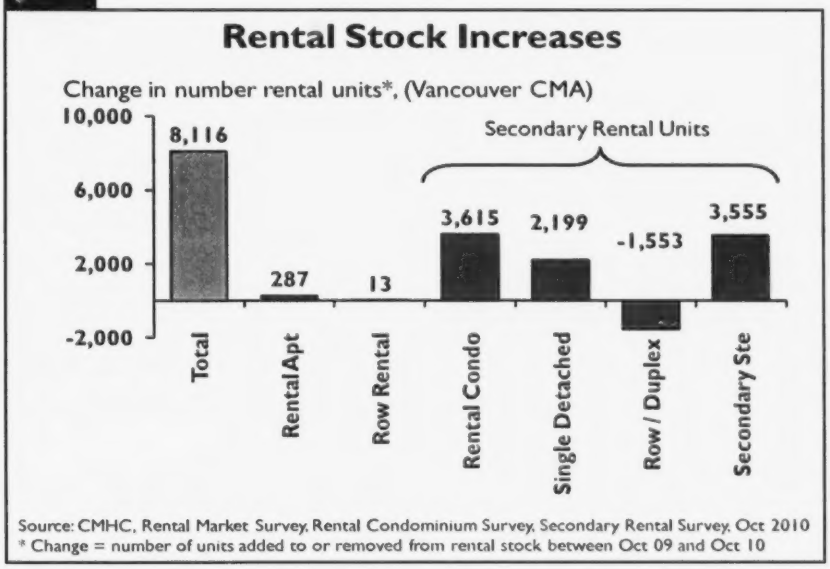
The rental availability rate[1] for private rental apartments edged down in 2010. The availability rate decreased slightly from 2.8 per cent in October 2009, to 2.7 per cent this year.

The vacancy rate for purpose-built rental townhouses was down from 4.8 per cent last year to 1.9 per cent in 2010. Vacancies declined due to a slowdown in the movement of renters to homeownership combined with limited additions to the stock of family-oriented rental housing. The largest declines were recorded for Burnaby and Surrey, where rates decreased from 15 and 14 per cent to 1.5 and 1.4 per cent, respectively. Town home vacancies increased in the City of Vancouver and Langley.

While the purpose-built rental market reported lower vacancy rates, the secondary rental maket moved in the opposite direction, reporting higher vacancy rates. The vacancy rate for investor-owned rental condominiums increased to 2.2 per cent in October 2010 from 1.7 per cent in October 2009, mainly due to the addition of more than 3,500 rental condo units

[1] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

Figure 3



Source: CMHC, Rental Market Survey, Rental Condominium Survey, Secondary Rental Survey, Oct 2010
* Change = number of units added to or removed from rental stock between Oct 09 and Oct 10

to the supply. Nearly one-quarter of the apartment condominium stock is rented out by investors, a slight increase compared to last year. With less than five per cent of all new residential construction so far this year being purpose-built market rental apartments, investor-owned condominiums are an important addition to the supply of rental housing. More than half of renters in the Vancouver CMA live in secondary rental units, including investor-owned condo apartments, single family homes, town homes and accessory suites.

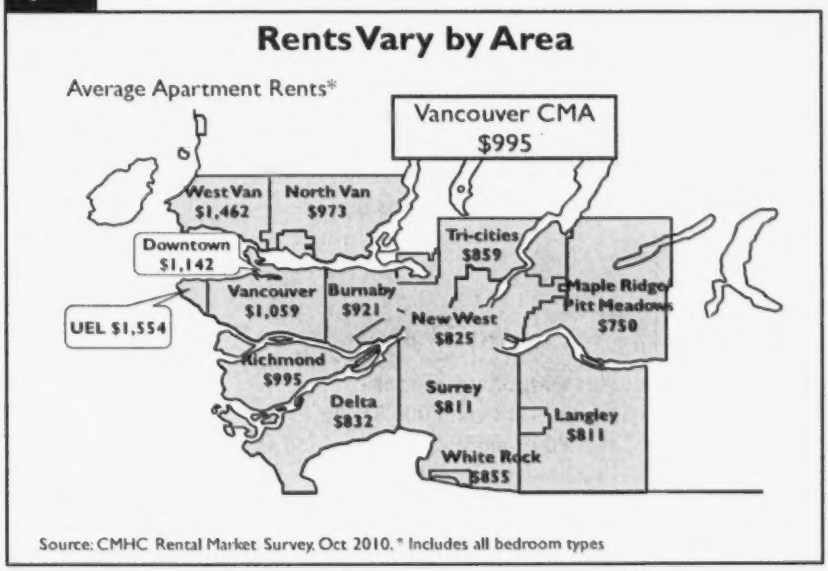
Rental Stock Grows

The total stock of rental housing grew by over 8,000 units this year, compared to October 2009. Most of the additional stock was provided in the form of investor-owned condominiums and single family homes. More than 3,500 secondary suites were also added to the pool of rental housing. These units have become legal in many areas of the Lower Mainland and are popular mortgage helpers for many homeowners.

Rent Increases Moderate

A stable vacancy rate limited growth in rents since last fall. Same sample apartment rents[2] increased, but at a slower pace than in 2009. Overall, rents increased 2.6 per cent this year, compared to 2.9 per cent in 2009. The increase in the Vancouver CMA washigher than the provincial increase of 2.3 per cent. All bedroom types reported lower rent increases this year, with the exception of two-bedroom units, which recorded a larger increase this year than last. This can partly be explained by the fact that the vacancy rate for two-bedroom units dipped more than that for other unit types between October 2009 and 2010.

Figure 4



Source: CMHC Rental Market Survey, Oct 2010. * Includes all bedroom types

[2] CMHC compares rents from a common sample to determine market movement. This sample does not contain new units added to the rental stock in the past year.

Apartment rents ranged from an average of $811 per month for bachelor units to $1,420 per month for 3 bedroom plus units. Average apartment rents varied from $750 per month in Maple Ridge/Pitt Meadows to more than double that amount in the UEL. Newer purpose-built rental apartments tend to have higher rents and compete with investor-owned condos for tenants at the higher end of the rental market. With the exception of these newer purpose-built rental units, the stock of rental condominiums is generally newer and features more housing services such as in-suite laundry, more appliances and an on-site gym, than the stock of purpose-built rental apartments. As a result, average condo rents are 47 per cent higher than the average purpose-built rental apartment rent. In the downtown core, condo rents were nearly 60 per cent higher than their purpose-built counterparts.

Rental Market to Remain Stable

Vacancy rates will decline modestly again in 2011 as the economy continues to improve and fuel further employment growth. The region's stable, diversified economy and international gateway to Asia-Pacific immigrants will continue to draw more than 40,000 new residents annually, contributing to rental demand. Rental supply will be mainly in the form of secondary rental market stock as rising land and material costs make purpose built rental less feasible. The rental apartment vacancy rate is forecast to dip to 1.8 per cent in October 2011 from 1.9 per cent in October 2010.

Figure 5

Rental Affordability Indicator

The rental affordability indicator is a gauge of how affordable a rental market is for renter households in that market. A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing. The rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a two-bedroom apartment in that centre. More specifically, the level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

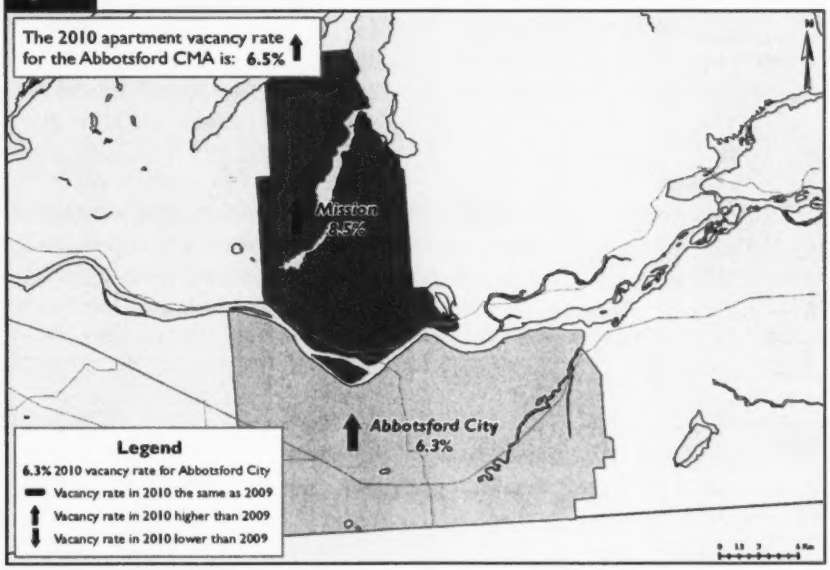
The rental affordability indicator in Vancouver stood at 93 for 2010, a decline from last year's value of 96. This reflects declining affordability in Vancouver's purpose-built rental market. According to CMHC's rental affordability indicator, the cost of renting a median priced two-bedroom apartment increased by 5.7 per cent in 2010, while the median income of renter households grew at 5.2 per cent.

Abbotsford CMA

Highlights

- Abbotsford Census Metropolitan Area (CMA) apartment vacancy rate was 6.5 per cent in October 2010, up from 6.1 per cent in October 2009.
- Rental demand was higher for larger two and three plus bedroom suites.
- Apartment availability rate at its highest level since 2004 at 7.7 per cent, up one percentage point from October 2009.
- Total average apartment rents remain stable from 2009 to 2010.

Figure 6


The 2010 apartment vacancy rate for the Abbotsford CMA is: 6.5%
Mission
8.5%
Abbotsford City
6.3%
Legend
6.3% 2010 vacancy rate for Abbotsford City
Vacancy rate in 2010 the same as 2009
Vacancy rate in 2010 higher than 2009
Vacancy rate in 2010 lower than 2009

Vacancy Rate

Choosing rental accommodations is still easier for renters in the Abbotsford CMA than in other parts of the Lower Mainland. CMHC's Fall Rental Market Survey found that the apartment vacancy rate was 6.5 per cent, a slight increase from 6.1 per cent in October 2009. The vacancy rate was above the 20-year average of four per cent, and close to levels recorded in the late 1990s.

Abbotsford City recorded the lowest vacancy rate of the two major centres that make up the CMA. The vacancy rate in Abbotsford City was 6.3 per cent, followed by the District of Mission at 8.5 per cent. Abbotsford City's location along the Trans Canada Highway, as well retail and service amenities that are centrally located and easily accessible, are two major possible reasons for the lower vacancy rate. Favourable mortgage rates and lower home prices in the District of Mission are allowing renters to enter into homeownership. Combined, these two factors are contributing to the rise in the vacancy rate in the district.

Vacancy rates were lower than the total average for larger two and three plus bedroom suites in the CMA. A need for family oriented accommodation and the option of having two individuals share a larger suite to reduce rental costs are important reasons for the increase in demand for larger suites. Also, newer units that were constructed in 2000 or later, had the lowest vacancy rate in comparison to older suites that were constructed from 1960 to 1974. Close to twenty-eight per cent of the purpose built rental stock in the CMA is 35 years or older.

Rental Supply Grew Modestly

The supply of purpose built rental suites remained fairly constant with only twenty-six units removed from the estimated rental universe between the 2009 and 2010 October survey. The largest share of supply of rental suites comes from the secondary rental market, such as investor-owned apartment condominiums and basement suites. An estimated two hundred new secondary rental suites came on stream in the Abbotsford CMA between last year's and this year's rental market surveys[3] .

Drivers of Rental Demand

Local economic and migration factors have supported rental demand during the past year. Public and private investments in residential and non-residential projects have encouraged job growth in the Abbotsford CMA.

[3] An estimated twenty per cent of all apartment condominiums units that are completed are placed in a rental pool. CMHC estimates 35 single detached houses with basements suites were completed between the survey time frames.

Figure 7

Availability Rates at Their Highest Level Since 2004

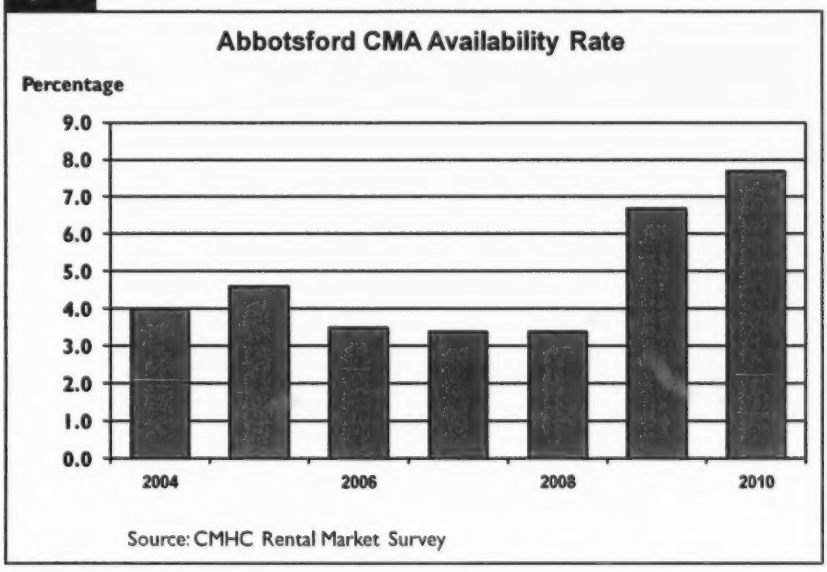
The availability rate[5] climbed a full point higher to 7.7 per cent in the Abbotsford CMA from October 2009 to October 2010, the highest level since CMHC started tracking the availability rate in 2004.

Availability rates followed vacancy rates for the major centres in the CMA. The lowest availability rate was recorded in Abbotsford City at 7.5 per cent followed by the District of Mission at 8.8 per cent. Significant increases in the availability rate were noted in one-bedroom suites, which jumped close to three per cent between October 2009 and October 2010, while two-bedroom suites dipped 0.3 per cent during the same time period.

The unemployment rate, which reached a high in the summer of 2009, has been trending down as employment improved through the year. Job creation has influenced migration, with an estimated 2,000 to 2,500 people settling into the region. The propensity for some people moving to the area is to rent first before deciding on homeownership.

The population profile in the CMA continues to support the importance of households ascribed to rental housing services, such as in-house laundry. Based on demographic projections[4], the population base is younger than the provincial average. People in the younger age cohorts tend to rent rather than own due, in part, to affordability provided by renting housing services and mobility supported mainly by job changes or education. As well, "one-person" households make up an estimated one-quarter of all households in the Abbotsford CMA. This group will look to rental accommodation not only for affordability reasons, but also for lifestyle as apartment living requires less maintenance in comparison to other dwelling types such as single-detached housing.

Figure 8



[4] BC Stats PEOPLE 35 population projections for Abbotsford and Mission combined.

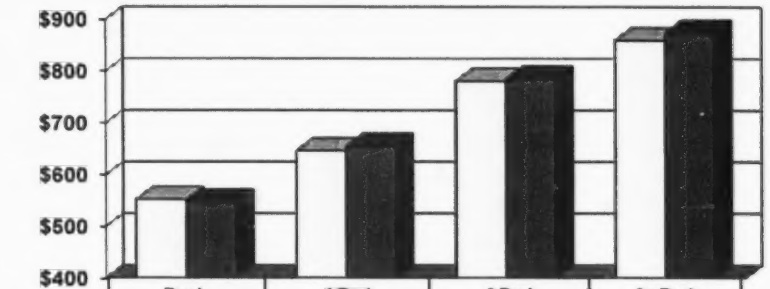
[5] Availability is a combination of vacant units plus units where the tenant has given notice, or received notice by the landlord, and a new tenant has not signed a lease for the vacated unit.

Rents are Stable

Rents remained steady in the Abbotsford CMA with the total average rent at $716 per month in the October 2010 survey. As well, the average rents for each dwelling type were not too different from 2009 rent levels. With a higher availability rate, landlords are holding rent levels steady in order to maintain existing tenant leases and to attract new tenants when a suite becomes available. The growth in same sample average rents[6] decreased from 2.7 per cent in 2009 to 1.1 per cent in 2010.

Figure 9

Apartment Rents Abbotsford CMA



	Bach	1 Bed	2 Bed	3+ Bed
Oct. 2009	$552	$646	$781	$860
Oct. 2010	$546	$655	$785	$875

Source: CMHC Rental Market Survey

Rental Demand

The demand for rental accommodations is expected to remain steady with the apartment vacancy rate moving back to six per cent in 2011. As the provincial economy improves, expect industries such as construction, manufacturing, transportation and warehousing to grow, increasing employment and supporting rental demand. Job growth will help migration into the region, putting downward pressure on the vacancy rate. Mortgage rates, which are expected to increase gradually in 2011, and may reduce affordability for some looking to get into homeownership, impacts rental housing demand by causing tenants to stay longer in the rental market. Fewer additions to the purpose built rental stock will contribute to lower vacancy rates next year. Further, based on the number of units under construction in the CMA, the supply of new units estimated to come onto the market from the secondary rental market will be at its lowest level since 2001.

Improved rental demand and higher operating costs will have rents move up slightly in 2011, in line with the rate of inflation. Increasing operating costs, such as energy and maintenance, combined with the expense of renovating older rental buildings in the Abbotsford CMA will contribute to higher rent levels[7]. By the fall of 2011, the average rent for one bedroom suites will be $670 and two bedroom suites will be $800.

[6] CMHC compares rents from a common sample to determine market movement. This sample does not contain new units added to the rental stock in the past year.

[7] An estimated 46 per cent of the purpose built rental suites in the Abbotsford CMA is thirty years and older.

National Vacancy Rate Decreased in October 2010

The average rental apartment vacancy rate in Canada's 35 major centres decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantely renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535), and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019), and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

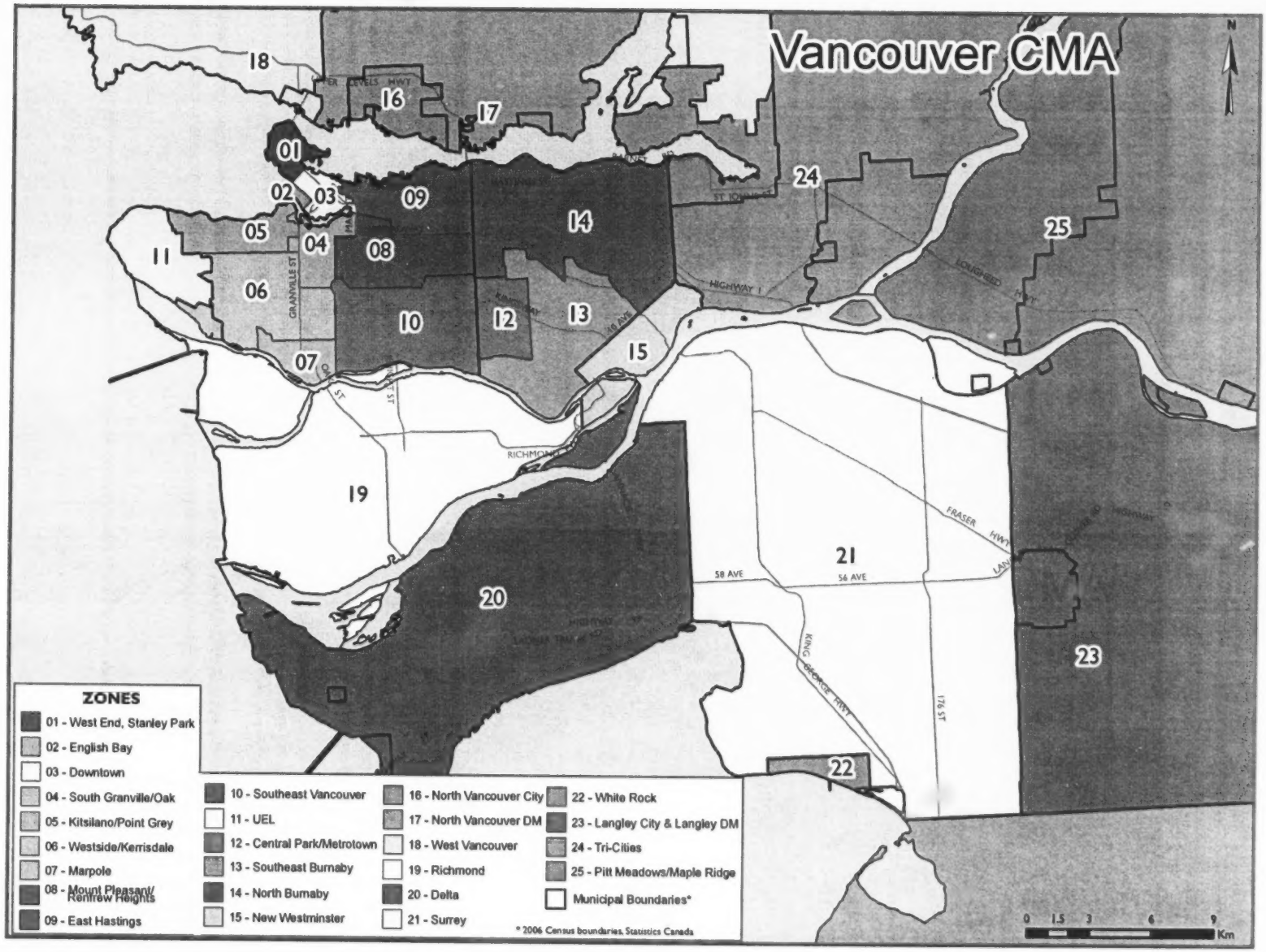
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent), and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

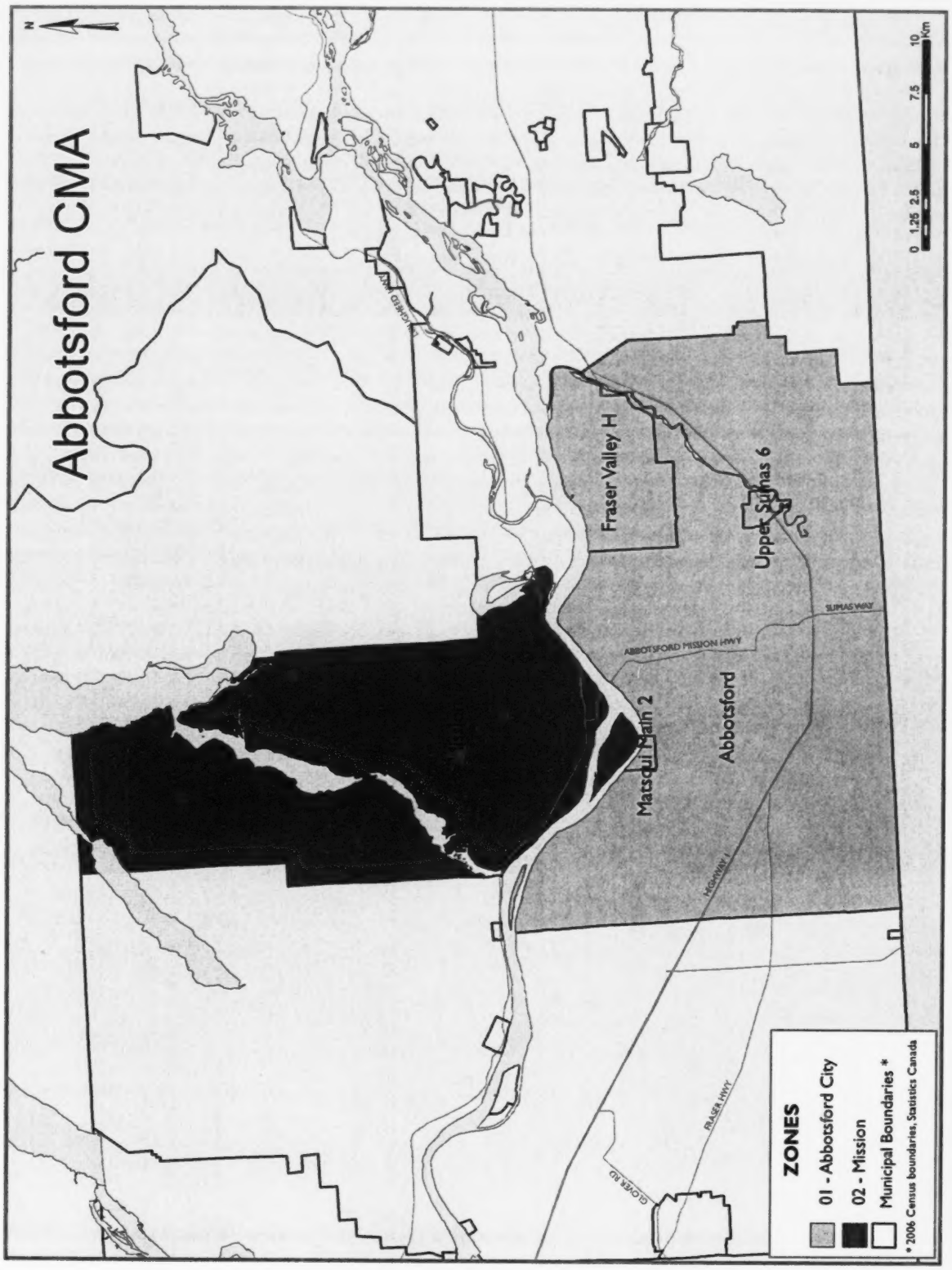
CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent), and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent), and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385), and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

Apartment Vacancy Rates (%) by Major Centres

	Oct-09	Oct-10
Abbotsford	6.1	6.5
Barrie	3.8	3.4
Brantford	3.3	3.7
Calgary	5.3	3.6
Edmonton	4.5	4.2
Gatineau	2.2	2.5
Greater Sudbury	2.9	3.0
Guelph	4.1	3.4
Halifax	2.9	2.6
Hamilton	4.0	3.7
Kelowna	3.0	3.5
Kingston	1.3	1.0
Kitchener	3.3	2.6
London	5.0	5.0
Moncton	3.8	4.2
Montréal	2.5	2.7
Oshawa	4.2	3.0
Ottawa	1.5	1.6
Peterborough	6.0	4.1
Québec	0.6	1.0
Regina	0.6	1.0
Saguenay	1.5	1.8
Saint John	3.6	5.1
Saskatoon	1.9	2.6
Sherbrooke	3.9	4.6
St. Catharines-Niagara	4.4	4.4
St. John's	0.9	1.1
Thunder Bay	2.3	2.2
Toronto	3.1	2.1
Trois-Rivières	2.7	3.9
Vancouver	2.1	1.9
Victoria	1.4	1.5
Windsor	13.0	10.9
Winnipeg	1.1	0.8
Total	**2.8**	**2.6**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Vancouver CMA
N
ZONES
01 - West End, Stanley Park
02 - English Bay
03 - Downtown
04 - South Granville/Oak
05 - Kitsilano/Point Grey
06 - Westside/Kerrisdale
07 - Marpole
08 - Mount Pleasant/ Renfrew Heights
09 - East Hastings
10 - Southeast Vancouver
11 - UEL
12 - Central Park/Metrotown
13 - Southeast Burnaby
14 - North Burnaby
15 - New Westminster
16 - North Vancouver City
17 - North Vancouver DM
18 - West Vancouver
19 - Richmond
20 - Delta
21 - Surrey
22 - White Rock
23 - Langley City & Langley DM
24 - Tri-Cities
25 - Pitt Meadows/Maple Ridge
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 1.5 3 6 9 Km
HIGHWAY 1
FRASER HWY
KING GEORGE HWY
176 ST
58 AVE
56 AVE
RICHMOND


Abbotsford CMA
N
Fraser Valley H
Upper Sumas 6
Matsqui Main 2
Abbotsford
SUMAS WAY
ABBOTSFORD MISSION HWY
HIGHWAY 1
FRASER HWY
GLOVER RD
0 1.25 2.5 5 7.5 10 Km
ZONES
01 - Abbotsford City
02 - Mission
Municipal Boundaries *
* 2006 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	**West End, Stanley Park** is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	**English Bay** runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	**Downtown** is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	**West End/Downtown**
Zone 4	**South Granville/Oak** is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	**Kitsilano/Point Grey** is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	**Westside/Kerrisdale** is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaugnessy and Oakridge.
Zone 7	**Marpole** is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	**Mount Pleasant/Renfrew Heights** is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	**East Hastings** is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	**Southeast Vancouver** includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	**Vancouver City**
Zone 11	**University Endowment Lands** includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	**Central Park/Metrotown** is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	**Southeast Burnaby** extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	**North Burnaby** is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	**Burnaby City**
Zone 15	**New Westminster** is the city boundaries.
Zone 16	**North Vancouver City** is the city boundaries.
Zone 17	**North Vancouver DM** is the district boundaries.
Zone 18	**West Vancouver** is the district boundaries.
Zone 19	**Richmond** is the city boundaries.
Zone 20	**Delta** is the corporation boundaries.
Zone 21	**Surrey** is the city boundaries.
Zone 22	**White Rock** is the city boundaries.
Zone 23	**Langley City and Langley DM** includes both the city and township boundaries.
Zone 24	**Tri-Cities** consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	**Pitt Meadows/Maple Ridge** is the district boundaries for both municipalities.
Zones 1-25	**Vancouver CMA**

RMS ZONE DESCRIPTIONS - ABBOTSFORD CMA	
Zone 1	**Abbotsford City** - Includes census tracts 0001.00, 0002.00, 0003.00, 0004.00, 0005.01, 0005.02, 0006.00, 0007.01, 0007.02, 0008.01, 0008.02, 0009.01, 0009.02, 0010.00, 0011.00, 0012.00, 0013.00, 0014.00, 0100.00, 0101.00, 0102.00, 0103.00, 0104.00, 0105.00, 0106.01, 0106.02 and 0106.03.
Zone 2	**Mission** - Includes census tracts 0200.00, 0201.00, 0202.00, 0203.00, 0204.00, 0205.00, 0206.00 and 0207.00.
Zones 1-2	**Abbotsford CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - VANCOUVER CMA	
Sub Area 1	**North Shore** includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	**Burrard Pennisula** includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	**Vancouver East/Westside** includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).
Sub Areas 2-3	**City of Vancouver**
Sub Area 4	**Suburban Vancouver** includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 5	**Fraser Valley** includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas	**Vancouver CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
West End/Stanley Park	0.3 a	0.8 a	0.6 a	0.8 a	1.0 a	0.7 a	2.7 a	0.0 a	0.6 a	0.8 a
English Bay	1.2 a	1.3 a	0.6 a	0.8 a	0.6 a	1.5 a	0.0 a	8.3 a	0.7 a	1.0 a
Downtown	1.1 a	1.3 a	1.2 a	1.3 a	1.3 a	1.4 a	2.7 c	2.5 a	1.2 a	1.3 a
West End/Downtown (Zones 1-3)	**1.0 a**	**1.2 a**	**0.9 a**	**1.0 a**	**1.1 a**	**1.3 a**	**2.3 a**	**2.2 a**	**0.9 a**	**1.1 a**
South Granville/Oak	0.8 a	0.9 a	1.1 a	1.7 a	1.3 a	0.9 a	0.0 b	0.0 b	1.1 a	1.4 a
Kitsilano/Point Grey	1.3 a	0.8 d	0.8 a	0.9 a	**	0.6 a	0.0 d	0.0 d	1.0 a	0.8 a
Westside/Kerrisdale	1.8 b	2.6 a	0.9 a	1.9 a	1.0 a	1.8 a	2.0 a	0.0 b	1.1 a	1.9 a
Marpole	1.1 a	1.4 a	2.4 a	2.1 a	3.1 d	3.1 d	0.0 d	**	2.4 a	2.2 a
Mount Pleasant/Renfrew Heights	0.9 a	1.1 a	0.9 a	0.9 a	0.5 b	1.2 d	0.0 d	**	0.8 a	1.0 a
East Hastings	1.3 a	1.9 c	2.2 b	2.2 b	1.1 a	0.6 a	0.0 d	**	1.9 b	1.9 b
Southeast Vancouver	1.1 a	2.2 c	1.4 a	1.1 a	0.5 a	0.4 a	0.0 c	0.0 c	1.1 a	0.9 a
City of Vancouver (Zones 1-10)	**1.0 a**	**1.2 a**	**1.2 a**	**1.3 a**	**1.3 a**	**1.2 a**	**0.7 a**	**1.1 a**	**1.2 a**	**1.3 a**
University Endowment Lands	**	0.0 a	0.0 a	0.2 a	0.6 a	1.3 a	0.0 a	0.0 a	0.2 a	0.6 a
Central Park/Metrotown	2.4 a	0.5 a	3.4 a	2.2 a	2.1 a	2.6 a	0.0 b	0.0 b	3.0 a	2.2 a
Southeast Burnaby	4.6 b	1.4 a	4.5 b	4.3 a	1.9 a	2.9 a	3.6 a	5.7 a	3.7 a	3.8 a
North Burnaby	3.2 b	1.7 a	4.7 a	2.8 a	3.3 b	2.5 a	0.4 a	0.4 a	3.9 a	2.5 a
Burnaby (Zones 12-14)	**3.1 a**	**1.1 a**	**3.9 a**	**2.7 a**	**2.4 a**	**2.7 a**	**1.4 a**	**2.2 a**	**3.4 a**	**2.6 a**
New Westminster	**2.6 a**	**3.0 a**	**3.5 a**	**3.4 a**	**3.3 b**	**2.5 a**	**0.8 a**	**4.6 c**	**3.3 a**	**3.2 a**
North Vancouver City	0.9 a	0.4 a	0.7 a	1.0 a	1.0 a	1.4 a	**	**	0.9 a	1.1 a
North Vancouver D.M.	0.6 a	0.0 a	0.9 a	2.3 a	1.3 a	2.0 a	0.0 c	1.0 a	0.9 a	1.6 a
West Vancouver	1.0 a	0.0 b	1.5 a	0.6 a	1.2 a	0.5 a	1.1 a	1.1 a	1.4 a	0.6 a
Richmond	1.0 a	0.0 a	4.0 a	1.8 a	1.9 a	1.4 a	0.0 a	1.4 a	2.7 a	1.5 a
Delta	2.7 c	1.4 a	2.8 a	0.5 a	4.9 b	1.7 a	8.1 a	5.6 a	3.8 a	1.2 a
Surrey	**1.2 a**	**2.3 a**	**6.0 a**	**4.8 a**	**6.2 a**	**3.6 a**	**6.8 a**	**4.3 a**	**6.1 a**	**4.2 a**
White Rock	0.0 a	0.0 b	1.8 a	2.2 a	1.7 a	0.8 a	0.0 a	10.6 a	1.6 a	1.8 a
Langley City and Langley DM	8.9 b	1.2 a	3.0 a	3.5 a	3.1 b	4.6 a	**	0.0 d	3.4 b	3.9 a
Tri-Cities	2.1 a	1.1 a	2.8 a	3.0 a	4.6 a	3.5 a	1.5 a	4.5 a	3.4 a	3.2 a
Maple Ridge/Pitt Meadows	6.7 a	0.0 a	4.6 a	3.2 a	6.2 a	3.5 a	1.7 a	1.8 a	5.1 a	3.2 a
Vancouver CMA	**1.4 a**	**1.2 a**	**2.1 a**	**1.9 a**	**2.6 a**	**2.1 a**	**2.2 a**	**2.5 a**	**2.1 a**	**1.9 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
West End/Stanley Park	847 a	874 a	1,070 a	1,101 a	1,637 a	1,720 a	2,589 c	2,578 a	1,112 a	1,148 a
English Bay	863 a	894 a	1,032 a	1,080 a	1,577 a	1,587 a	2,592 b	2,499 a	1,063 a	1,106 a
Downtown	979 a	921 a	1,144 a	1,137 a	1,756 a	1,724 a	2,410 c	2,579 d	1,189 a	1,165 a
West End/Downtown (Zones 1-3)	923 a	905 a	1,091 a	1,110 a	1,683 a	1,685 a	2,521 b	2,568 a	1,134 a	1,142 a
South Granville/Oak	794 a	832 a	1,070 a	1,041 a	1,430 a	1,455 a	1,835 b	1,836 a	1,093 a	1,082 a
Kitsilano/Point Grey	825 a	848 a	1,015 a	1,048 a	1,416 a	1,463 a	1,952 b	2,087 d	1,076 a	1,094 a
Westside/Kerrisdale	803 a	815 a	1,061 a	1,106 a	1,627 a	1,690 a	2,322 a	2,280 a	1,257 a	1,302 a
Marpole	684 a	702 a	800 a	805 a	1,039 a	1,041 a	1,092 b	1,116 a	833 a	842 a
Mount Pleasant/Renfrew Heights	721 a	759 a	796 a	874 a	1,038 a	1,134 a	1,425 b	1,264 b	837 a	896 a
East Hastings	734 b	762 b	817 a	824 a	1,080 a	1,139 a	1,024 a	1,098 a	843 a	856 a
Southeast Vancouver	753 a	767 a	849 a	891 a	1,169 a	1,205 a	1,120 b	1,191 b	950 a	987 a
City of Vancouver (Zones 1-10)	840 a	846 a	990 a	1,012 a	1,400 a	1,437 a	1,750 b	1,847 a	1,041 a	1,059 a
University Endowment Lands	**	782 b	1,259 a	1,274 a	1,683 a	1,761 a	2,136 a	2,233 a	1,461 a	1,544 a
Central Park/Metrotown	751 a	778 a	857 a	879 a	1,088 a	1,121 a	1,483 b	1,473 b	912 a	939 a
Southeast Burnaby	631 a	655 a	758 a	760 a	910 a	933 a	1,134 a	1,046 a	813 a	818 a
North Burnaby	700 a	694 a	874 a	870 a	1,120 a	1,129 a	1,234 a	1,268 a	951 a	950 a
Burnaby (Zones 12-14)	710 a	726 a	845 a	856 a	1,063 a	1,088 a	1,235 a	1,230 a	907 a	921 a
New Westminster	634 a	649 a	755 a	777 a	964 a	993 a	1,257 a	1,273 a	800 a	825 a
North Vancouver City	799 a	812 a	899 a	923 a	1,116 a	1,140 a	1,401 b	1,459 b	958 a	973 a
North Vancouver D.M.	821 a	842 a	958 a	965 a	1,198 a	1,204 a	1,326 a	1,356 a	1,050 a	1,058 a
West Vancouver	922 a	890 a	1,167 a	1,203 a	1,784 a	1,901 a	2,473 a	2,698 a	1,360 a	1,462 a
Richmond	717 a	724 a	893 a	902 a	1,081 a	1,096 a	1,298 a	1,298 a	980 a	995 a
Delta	586 a	593 a	728 a	745 a	932 a	949 a	1,119 a	1,063 a	817 a	832 a
Surrey	595 a	600 a	707 a	725 a	886 a	880 a	995 a	1,015 a	804 a	811 a
White Rock	697 a	678 a	797 a	811 a	984 a	1,016 a	1,339 b	1,394 a	844 a	855 a
Langley City and Langley DM	621 a	629 a	748 a	747 a	868 a	882 a	1,053 a	1,052 a	803 a	811 a
Tri-Cities	639 a	657 a	756 a	773 a	940 a	968 a	1,113 a	1,145 a	836 a	859 a
Maple Ridge/Pitt Meadows	545 a	599 a	670 a	673 a	856 a	854 a	1,003 a	1,037 a	749 a	750 a
Vancouver CMA	804 a	811 a	919 a	940 a	1,169 a	1,195 a	1,367 a	1,420 a	975 a	995 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	6 a	730	21 a	2,628	3 a	479	0 a	39	30 a	3,876
English Bay	12 a	915	42 a	5,117	10 a	651	1 a	12	65 a	6,695
Downtown	26 a	2,028	86 a	6,830	17 a	1,198	1 a	39	129 a	10,096
West End/Downtown (Zones 1-3)	44 a	3,673	149 a	14,575	30 a	2,328	2 a	90	224 a	20,667
South Granville/Oak	11 a	1,247	83 a	4,825	12 a	1,320	0 b	47	107 a	7,440
Kitsilano/Point Grey	7 d	922	42 a	4,786	7 a	1,139	0 d	37	56 a	6,885
Westside/Kerrisdale	5 a	196	34 a	1,787	17 a	966	0 b	96	57 a	3,045
Marpole	5 a	377	60 a	2,864	24 c	778	**	15	90 a	4,034
Mount Pleasant/Renfrew Heights	8 a	782	39 a	4,220	10 d	828	**	69	58 a	5,900
East Hastings	14 c	735	75 b	3,401	4 a	666	**	54	94 b	4,857
Southeast Vancouver	4 c	200	12 a	1,079	2 a	620	0 c	63	18 a	1,963
City of Vancouver (Zones 1-10)	99 a	8,133	494 a	37,539	106 a	8,647	5 a	473	705 a	54,791
University Endowment Lands	0 a	13	1 a	485	5 a	393	0 a	79	6 a	970
Central Park/Metrotown	2 a	373	98 a	4,361	43 a	1,630	0 b	60	143 a	6,424
Southeast Burnaby	2 a	143	58 a	1,363	21 a	706	9 a	152	89 a	2,364
North Burnaby	5 a	294	65 a	2,318	28 a	1,117	1 a	237	99 a	3,966
Burnaby (Zones 12-14)	9 a	810	221 a	8,043	92 a	3,452	10 a	449	331 a	12,754
New Westminster	24 a	822	174 a	5,081	48 a	1,915	6 c	135	253 a	7,953
North Vancouver City	2 a	541	35 a	3,581	24 a	1,678	**	28	62 a	5,827
North Vancouver D.M.	0 a	183	8 a	366	6 a	307	1 a	99	16 a	955
West Vancouver	0 b	224	8 a	1,267	4 a	750	1 a	87	13 a	2,329
Richmond	0 a	192	20 a	1,088	15 a	1,065	2 a	143	37 a	2,488
Delta	1 a	71	4 a	820	12 a	707	2 a	36	19 a	1,634
Surrey	2 a	86	120 a	2,536	88 a	2,426	16 a	371	227 a	5,419
White Rock	0 b	78	21 a	942	3 a	372	1 a	9	25 a	1,402
Langley City and Langley DM	1 a	83	34 a	966	43 a	930	0 d	49	78 a	2,027
Tri-Cities	2 a	190	72 a	2,387	59 a	1,664	9 a	199	143 a	4,440
Maple Ridge/Pitt Meadows	0 a	15	27 a	856	19 a	542	1 a	55	47 a	1,468
Vancouver CMA	141 a	11,441	1,241 a	65,956	524 a	24,848	56 a	2,213	1,962 a	104,457

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
West End/Stanley Park	0.5 a	1.4 a	1.1 a	1.8 a	2.3 a	1.1 a	5.3 a	5.1 a	1.2 a	1.7 a
English Bay	1.8 a	2.1 a	1.4 a	1.5 a	1.1 a	2.5 a	0.0 a	8.3 a	1.5 a	1.7 a
Downtown	1.7 a	1.9 a	1.8 a	1.9 a	2.2 a	1.7 a	2.7 c	5.1 a	1.8 a	1.9 a
West End/Downtown (Zones 1-3)	1.5 a	1.8 a	1.5 a	1.8 a	1.9 a	1.8 a	3.5 b	5.5 a	1.6 a	1.8 a
South Granville/Oak	1.3 a	1.3 a	1.7 a	2.2 a	2.1 a	2.2 a	**	0.0 b	1.7 a	2.0 a
Kitsilano/Point Grey	1.6 c	1.6 c	1.2 a	1.3 a	**	1.3 a	0.0 d	**	1.4 a	1.4 a
Westside/Kerrisdale	3.4 b	4.1 a	1.6 a	3.5 a	2.4 a	3.8 a	2.0 a	3.1 b	2.0 a	3.6 a
Marpole	1.1 a	3.0 b	3.0 a	3.1 b	3.7 c	4.0 b	**	**	2.9 a	3.3 a
Mount Pleasant/Renfrew Heights	0.9 a	2.0 b	1.1 a	1.7 a	0.7 b	1.7 c	0.0 d	**	1.0 a	1.8 a
East Hastings	1.4 a	2.6 c	2.6 b	2.8 b	1.1 a	0.8 a	0.0 d	**	2.1 a	2.5 b
Southeast Vancouver	2.9 b	2.7 c	2.0 a	1.5 a	0.7 a	0.9 a	0.0 c	0.0 c	1.6 a	1.4 a
City of Vancouver (Zones 1-10)	1.5 a	1.9 a	1.7 a	2.0 a	1.9 a	2.1 a	1.4 a	3.2 c	1.7 a	2.0 a
University Endowment Lands	**	0.0 a	0.0 a	0.2 a	0.6 a	1.3 a	0.0 a	0.0 a	0.2 a	0.6 a
Central Park/Metrotown	3.5 a	0.8 a	4.8 a	3.4 a	3.3 a	3.7 b	0.0 b	0.0 b	4.3 a	3.3 a
Southeast Burnaby	5.3 b	2.8 b	5.1 b	4.6 a	3.3 b	3.1 a	3.6 a	6.4 a	4.5 a	4.2 a
North Burnaby	4.6 b	1.7 a	5.4 a	3.2 a	4.2 b	2.8 a	0.8 a	1.3 a	4.8 a	2.9 a
Burnaby (Zones 12-14)	4.2 a	1.5 a	5.1 a	3.5 a	3.6 a	3.3 a	1.6 a	2.6 a	4.5 a	3.3 a
New Westminster	3.6 b	4.6 a	4.4 a	4.6 a	3.6 b	3.3 a	1.6 c	5.3 c	4.1 a	4.3 a
North Vancouver City	2.2 b	0.4 a	1.6 a	1.3 a	1.7 a	2.0 a	**	**	1.7 a	1.4 a
North Vancouver D.M.	4.4 a	3.9 a	1.7 a	4.0 a	2.3 a	3.3 a	0.0 c	1.0 a	2.2 a	3.4 a
West Vancouver	1.9 a	0.0 b	2.4 a	1.3 a	1.8 a	1.2 a	2.3 c	1.1 a	2.2 a	1.2 a
Richmond	3.1 a	0.0 a	5.1 a	2.7 a	3.1 a	1.9 a	0.0 a	1.4 a	3.8 a	2.0 a
Delta	2.7 c	4.2 a	3.1 a	1.1 a	4.9 b	2.0 a	8.1 a	5.6 a	3.9 a	1.7 a
Surrey	1.2 a	4.7 a	7.0 a	6.1 a	6.8 a	4.6 a	7.3 a	6.0 a	6.9 a	5.4 a
White Rock	0.0 a	0.0 b	3.1 a	3.5 a	2.8 a	2.0 a	10.9 a	10.6 a	2.9 a	2.9 a
Langley City and Langley DM	10.1 c	1.2 a	4.9 a	4.4 a	4.4 b	5.4 a	**	**	5.0 a	4.7 a
Tri-Cities	2.7 a	3.2 a	3.6 a	4.2 a	5.5 a	4.9 a	2.0 a	5.5 a	4.2 a	4.4 a
Maple Ridge/Pitt Meadows	6.7 a	0.0 a	4.7 a	4.1 a	6.3 a	5.2 a	1.7 a	3.6 a	5.2 a	4.4 a
Vancouver CMA	2.0 a	2.0 a	2.8 a	2.7 a	3.3 a	2.9 a	2.7 a	3.6 a	2.8 a	2.7 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
West End/Stanley Park	3.7 c	4.5 c	3.6 d	3.3 c	++	++	**	++	2.5 c	3.1 c
English Bay	2.6 c	3.4 c	++	3.6 c	++	++	**	**	1.4 d	3.0 b
Downtown	4.9 b	3.9 c	5.2 b	1.8 b	++	9.9 b	**	**	5.0 b	2.3 b
West End/Downtown (Zones 1-3)	**3.9 b**	**3.9 b**	**3.5 b**	**2.7 a**	**++**	**5.3 c**	**++**	******	**3.3 b**	**2.7 a**
South Granville/Oak	4.1 b	2.6 b	3.5 c	2.4 b	4.7 c	2.7 c	**	++	3.7 b	2.3 b
Kitsilano/Point Grey	3.3 d	3.9 d	5.3 c	3.7 c	**	**	++	++	4.4 c	4.2 c
Westside/Kerrisdale	8.0 c	++	4.1 b	3.3 b	6.0 c	3.6 c	**	++	4.9 b	3.6 b
Marpole	4.1 d	1.9 c	3.4 c	1.5 c	3.7 d	3.4 c	**	++	3.5 c	1.9 c
Mount Pleasant/Renfrew Heights	**	7.3 c	2.1 c	7.4 b	**	6.0 c	++	++	2.7 c	7.0 b
East Hastings	3.4 d	2.8 c	3.5 d	3.0 c	3.0 d	4.3 d	**	11.3 d	4.0 d	2.4 c
Southeast Vancouver	1.7 a	3.4 b	3.5 a	4.0 b	5.1 a	3.5 a	3.7 c	1.9 b	3.0 a	3.8 a
City of Vancouver (Zones 1-10)	**4.3 b**	**3.6 b**	**3.6 a**	**3.3 a**	**2.7 b**	**4.2 b**	******	**5.8 d**	**3.6 a**	**3.3 a**
University Endowment Lands	**	**	1.1 d	2.2 c	4.0 c	5.3 d	0.9 a	**	2.2 c	2.3 c
Central Park/Metrotown	2.5 c	4.4 c	3.0 b	2.3 a	3.5 c	2.7 a	**	**	3.3 c	2.3 a
Southeast Burnaby	4.7 d	1.5 c	4.2 c	0.7 b	6.2 c	1.4 a	11.6 c	1.5 d	4.9 c	0.9 a
North Burnaby	2.3 c	-2.2 b	1.6 c	++	2.8 c	++	++	2.1 c	1.6 c	++
Burnaby (Zones 12-14)	**2.9 b**	**2.0 c**	**2.8 a**	**1.1 a**	**3.0 b**	**1.9 b**	**6.4 c**	**++**	**3.1 b**	**1.3 a**
New Westminster	**3.9 b**	**3.1 b**	**2.7 a**	**3.0 a**	**2.9 b**	**3.0 a**	**4.1 d**	**3.1 c**	**2.5 a**	**2.9 a**
North Vancouver City	2.9 c	2.0 c	2.4 c	2.0 c	3.7 d	1.6 c	++	++	2.7 b	2.1 c
North Vancouver D.M.	3.4 a	2.3 a	4.3 d	1.1 a	6.7 b	1.7 a	3.7 d	2.1 c	4.8 b	1.4 a
West Vancouver	4.1 d	-4.8 a	3.3 d	1.3 c	3.7 d	5.4 b	-5.0 d	4.6 b	2.8 c	2.1 c
Richmond	++	1.1 a	++	1.6 b	++	1.5 a	**	++	++	1.6 a
Delta	++	++	**	1.0 a	++	2.7 a	2.4 a	-3.2 a	++	1.7 a
Surrey	**++**	**7.1 c**	**++**	**2.2 a**	**++**	**0.6 a**	**1.8 c**	**2.4 a**	**++**	**1.8 a**
White Rock	4.8 c	**	3.4 c	2.1 b	2.5 c	0.7 b	++	**	2.3 c	1.7 b
Langley City and Langley DM	0.8 a	2.5 b	++	++	-1.4 a	2.8 c	2.8 c	++	++	1.6 a
Tri-Cities	++	2.8 a	0.7 a	2.8 a	1.5 a	2.4 a	++	2.1 a	0.7 a	2.6 a
Maple Ridge/Pitt Meadows	2.6 c	5.4 a	2.3 a	1.2 a	2.4 a	1.0 a	4.0 a	0.2 a	2.6 a	0.6 a
Vancouver CMA	**3.6 a**	**3.0 a**	**2.9 a**	**2.6 a**	**2.6 a**	**3.1 a**	**3.9 c**	**2.7 b**	**2.9 a**	**2.6 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
City of Vancouver (Zones 1-10)										
Pre 1960	0.9 a	1.0 a	1.1 a	1.3 a	1.1 a	0.5 a	1.5 d	**	1.1 a	1.1 a
1960 - 1974	0.7 a	1.4 a	1.1 a	1.4 a	1.3 a	1.8 a	0.6 a	1.5 a	1.1 a	1.5 a
1975 - 1989	1.2 a	1.7 b	1.7 a	1.4 a	1.8 c	1.7 a	0.0 c	1.4 d	1.6 a	1.5 a
1990 - 1999	2.2 b	0.0 c	1.2 a	0.6 a	0.8 a	0.9 a	**	0.0 d	1.2 a	0.6 a
2000+	2.8 a	1.4 a	1.7 a	0.9 a	1.6 a	0.9 a	0.0 a	0.0 a	1.8 a	1.0 a
Total	1.0 a	1.2 a	1.2 a	1.3 a	1.3 a	1.2 a	0.7 a	1.1 a	1.2 a	1.3 a
Burnaby (Zones 12-14)										
Pre 1960	2.6 c	0.0 c	3.6 c	2.0 b	1.9 b	1.8 b	3.6 b	**	3.0 c	1.7 b
1960 - 1974	3.1 a	1.0 a	4.1 a	2.9 a	2.3 a	2.8 a	0.9 a	2.7 a	3.5 a	2.7 a
1975 - 1989	4.0 a	2.4 a	3.4 a	2.6 a	3.6 a	3.3 a	**	**	3.5 a	2.8 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	**	**	**	**	**	**	n/u	n/u	**	**
Total	3.1 a	1.1 a	3.9 a	2.7 a	2.4 a	2.7 a	1.4 a	2.2 a	3.4 a	2.6 a
New Westminster										
Pre 1960	4.3 c	4.3 c	5.0 c	4.2 b	1.8 c	4.8 d	**	**	4.3 c	4.3 b
1960 - 1974	2.3 a	2.6 a	3.3 a	3.4 a	1.9 a	2.0 a	0.0 b	5.4 c	2.9 a	3.0 a
1975 - 1989	2.3 c	3.2 a	3.2 c	3.0 a	**	2.9 a	n/u	n/u	4.2 c	3.0 a
1990 - 1999	**	**	0.0 a	1.6 a	**	4.3 c	**	**	0.7 a	2.8 b
2000+	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Total	2.6 a	3.0 a	3.5 a	3.4 a	3.3 b	2.5 a	0.8 a	4.6 c	3.3 a	3.2 a
Surrey										
Pre 1960	**	**	20.2 a	9.9 a	12.1 c	1.9 a	0.0 a	0.0 a	9.2 a	2.3 a
1960 - 1974	0.0 a	0.0 a	6.7 a	5.1 a	8.2 a	4.3 a	8.4 b	5.6 a	7.4 a	4.8 a
1975 - 1989	1.6 a	3.1 a	5.1 a	3.7 a	5.8 b	3.8 a	9.7 a	0.0 a	5.3 a	3.6 a
1990 - 1999	n/u	n/u	1.4 a	4.2 a	0.3 a	0.8 a	0.0 a	2.0 a	0.4 a	1.5 a
2000+	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Total	1.2 a	2.3 a	6.0 a	4.8 a	6.2 a	3.6 a	6.8 a	4.3 a	6.1 a	4.2 a
Vancouver CMA										
Pre 1960	1.1 a	1.2 a	1.5 a	1.5 a	1.3 a	1.0 a	1.8 c	0.8 a	1.4 a	1.3 a
1960 - 1974	1.2 a	1.3 a	2.2 a	2.1 a	2.6 a	2.4 a	2.3 a	3.4 a	2.2 a	2.1 a
1975 - 1989	1.8 a	1.6 a	2.7 a	2.1 a	4.1 a	2.8 a	2.5 b	2.0 b	3.1 a	2.3 a
1990 - 1999	2.5 b	0.0 c	1.4 a	0.8 a	1.0 a	1.2 a	1.6 c	0.6 a	1.3 a	0.8 a
2000+	2.7 a	1.3 a	1.6 a	1.0 a	3.1 b	1.5 a	1.3 a	0.0 a	2.1 a	1.1 a
Total	1.4 a	1.2 a	2.1 a	1.9 a	2.6 a	2.1 a	2.2 a	2.5 a	2.1 a	1.9 a

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
City of Vancouver (Zones 1-10)										
Pre 1960	791 a	816 a	934 a	959 a	1,277 a	1,314 a	1,698 b	1,761 b	973 a	999 a
1960 - 1974	811 a	846 a	972 a	1,013 a	1,428 a	1,487 a	1,878 b	1,907 b	1,002 a	1,042 a
1975 - 1989	779 a	787 a	895 a	915 a	1,313 a	1,345 a	1,540 b	1,431 c	1,020 a	1,020 a
1990 - 1999	886 a	941 a	997 a	1,021 a	1,310 a	1,358 a	1,542 d	1,924 d	1,084 a	1,123 a
2000+	1,289 a	960 a	1,564 a	1,397 a	2,000 a	1,883 a	2,355 a	2,534 a	1,631 a	1,471 a
Total	840 a	846 a	990 a	1,012 a	1,400 a	1,437 a	1,750 b	1,847 a	1,041 a	1,059 a
Burnaby (Zones 12-14)										
Pre 1960	627 a	639 a	756 a	774 a	911 a	948 a	1,028 a	1,030 a	811 a	832 a
1960 - 1974	728 a	746 a	847 a	858 a	1,067 a	1,098 a	1,286 a	1,284 a	908 a	925 a
1975 - 1989	656 a	663 a	894 a	888 a	1,159 a	1,150 a	**	**	961 a	957 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	**	**	**	**	**	**	n/u	n/u	**	**
Total	710 a	726 a	845 a	856 a	1,063 a	1,088 a	1,235 a	1,230 a	907 a	921 a
New Westminster										
Pre 1960	555 a	589 a	701 a	738 a	879 a	881 a	1,178 b	1,076 a	719 a	753 a
1960 - 1974	645 a	656 a	759 a	776 a	969 a	994 a	1,273 a	1,293 a	805 a	823 a
1975 - 1989	672 a	681 a	791 a	827 a	1,007 a	1,043 a	n/u	n/u	847 a	886 a
1990 - 1999	**	**	717 a	761 a	960 a	1,055 a	**	**	857 a	935 a
2000+	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Total	634 a	649 a	755 a	777 a	964 a	993 a	1,257 a	1,273 a	800 a	825 a
Surrey										
Pre 1960	**	**	692 a	699 a	853 a	839 a	1,051 a	972 a	864 a	830 a
1960 - 1974	514 a	514 a	687 a	706 a	829 a	840 a	973 a	1,003 a	765 a	784 a
1975 - 1989	623 a	632 a	738 a	756 a	929 a	929 a	1,029 a	1,079 a	820 a	830 a
1990 - 1999	n/u	n/u	826 a	828 a	944 a	937 a	1,082 a	1,072 a	937 a	931 a
2000+	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Total	595 a	600 a	707 a	725 a	886 a	880 a	995 a	1,015 a	804 a	811 a
Vancouver CMA										
Pre 1960	772 a	798 a	903 a	927 a	1,182 a	1,215 a	1,405 b	1,389 b	946 a	969 a
1960 - 1974	781 a	807 a	903 a	933 a	1,136 a	1,179 a	1,346 a	1,399 a	948 a	980 a
1975 - 1989	733 a	740 a	841 a	856 a	1,100 a	1,096 a	1,264 b	1,212 a	930 a	935 a
1990 - 1999	882 a	936 a	961 a	986 a	1,183 a	1,211 a	1,415 b	1,513 b	1,049 a	1,081 a
2000+	1,277 a	953 a	1,472 a	1,347 a	1,762 a	1,726 a	1,812 a	2,133 a	1,533 a	1,433 a
Total	804 a	811 a	919 a	940 a	1,169 a	1,195 a	1,367 a	1,420 a	975 a	995 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
City of Vancouver (Zones 1-10)										
3 to 5 Units	**	0.0 d	**	0.6 b	0.9 d	2.2 c	0.0 d	0.0 d	**	1.1 a
6 to 19 Units	1.5 a	2.1 c	1.2 a	1.6 a	2.2 c	1.6 b	0.7 b	**	1.5 a	1.7 a
20 to 49 Units	0.7 a	1.1 a	1.2 a	1.1 a	0.9 a	1.0 a	0.0 b	0.5 a	1.1 a	1.1 a
50 to 99 Units	0.4 a	1.0 a	1.0 a	1.5 a	0.7 a	1.0 a	2.5 a	1.4 a	0.9 a	1.4 a
100 to 199 Units	2.1 a	0.8 a	0.6 a	0.8 a	1.3 a	1.2 a	8.3 a	0.0 a	0.9 a	0.8 a
200+ Units	0.6 a	1.7 a	3.4 a	3.3 a	0.9 a	0.0 a	**	**	2.5 a	2.6 a
Total	1.0 a	1.2 a	1.2 a	1.3 a	1.3 a	1.2 a	0.7 a	1.1 a	1.2 a	1.3 a
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	n/u	**	11.6 a	**	0.0 c	**	**	**	8.0 c
6 to 19 Units	2.2 c	0.0 c	4.8 c	2.9 b	2.0 c	4.3 d	0.0 c	0.0 b	3.7 c	3.1 d
20 to 49 Units	1.0 a	1.0 a	4.4 a	3.3 a	3.5 b	2.0 a	2.7 a	3.3 b	3.9 a	2.8 a
50 to 99 Units	3.9 b	2.3 a	2.2 a	2.2 a	0.8 a	1.7 a	0.0 a	0.0 a	1.9 a	2.0 a
100 to 199 Units	5.7 a	0.0 a	3.4 a	2.2 a	2.7 a	4.1 a	**	**	3.2 a	2.7 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	3.1 a	1.1 a	3.9 a	2.7 a	2.4 a	2.7 a	1.4 a	2.2 a	3.4 a	2.6 a
New Westminster										
3 to 5 Units	n/s	**	**	**	**	0.0 d	**	**	**	**
6 to 19 Units	4.3 d	1.5 c	3.1 c	3.4 b	2.7 c	5.2 d	0.0 a	**	3.1 c	3.5 b
20 to 49 Units	2.8 a	4.2 a	4.9 a	4.5 a	1.7 b	2.7 a	0.0 a	13.3 a	4.0 a	4.2 a
50 to 99 Units	1.3 a	3.7 a	2.5 a	2.5 a	3.4 c	2.6 a	1.5 a	0.0 a	2.6 a	2.5 a
100 to 199 Units	2.1 a	0.7 a	0.8 a	1.6 a	1.5 a	0.6 a	0.0 a	7.7 a	1.2 a	1.2 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	2.6 a	3.0 a	3.5 a	3.4 a	3.3 b	2.5 a	0.8 a	4.6 c	3.3 a	3.2 a
Surrey										
3 to 5 Units	**	**	0.0 a	**	**	**	n/u	n/u	0.0 a	**
6 to 19 Units	**	0.0 a	10.9 a	5.1 d	13.0 a	4.9 b	5.6 a	0.0 a	10.8 a	3.9 b
20 to 49 Units	**	**	13.2 c	6.4 c	6.3 b	5.6 a	1.0 a	6.6 a	7.8 b	5.8 b
50 to 99 Units	5.6 a	5.3 a	4.7 a	4.7 a	5.6 a	2.7 a	11.2 a	4.5 a	5.4 a	3.9 a
100 to 199 Units	**	**	4.9 a	4.9 a	7.4 a	1.4 a	**	**	5.6 a	3.4 a
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	1.2 a	2.3 a	6.0 a	4.8 a	6.2 a	3.6 a	6.8 a	4.3 a	6.1 a	4.2 a
Vancouver CMA										
3 to 5 Units	**	0.0 c	**	1.5 c	4.0 d	2.0 c	**	**	3.4 d	1.7 b
6 to 19 Units	1.7 b	1.9 c	1.9 a	1.9 a	2.7 b	2.3 a	1.4 a	1.2 a	2.1 a	2.0 a
20 to 49 Units	1.1 a	1.2 a	2.4 a	1.9 a	2.6 a	2.2 a	1.6 a	3.8 a	2.3 a	1.9 a
50 to 99 Units	0.9 a	1.2 a	2.0 a	2.2 a	2.7 a	2.1 a	4.2 a	1.8 a	2.1 a	2.0 a
100 to 199 Units	2.0 a	0.6 a	1.2 a	1.1 a	1.8 a	1.8 a	0.9 a	1.7 a	1.4 a	1.2 a
200+ Units	1.4 a	1.5 a	4.3 a	2.9 a	3.0 a	0.9 a	0.0 a	3.7 a	3.3 a	2.3 a
Total	1.4 a	1.2 a	2.1 a	1.9 a	2.6 a	2.1 a	2.2 a	2.5 a	2.1 a	1.9 a

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
City of Vancouver (Zones 1-10)										
3 to 5 Units	645 d	620 b	785 b	848 b	1,141 b	1,251 b	1,553 b	1,349 b	955 b	993 a
6 to 19 Units	738 a	741 a	870 a	894 a	1,242 a	1,278 a	1,618 b	1,775 b	941 a	959 a
20 to 49 Units	786 a	824 a	941 a	966 a	1,371 a	1,407 a	1,647 b	1,679 a	991 a	1,018 a
50 to 99 Units	862 a	896 a	1,070 a	1,070 a	1,481 a	1,545 a	2,210 d	2,381 a	1,095 a	1,103 a
100 to 199 Units	1,048 a	899 a	1,153 a	1,166 a	1,799 a	1,740 a	2,571 a	2,725 a	1,228 a	1,204 a
200+ Units	924 a	972 a	1,169 a	1,217 a	1,660 a	1,728 a	**	**	1,175 a	1,233 a
Total	840 a	846 a	990 a	1,012 a	1,400 a	1,437 a	1,750 b	1,847 a	1,041 a	1,059 a
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	n/u	742 b	659 a	922 a	909 a	1,161 b	1,198 a	893 b	868 a
6 to 19 Units	638 a	668 a	766 a	788 a	926 a	980 a	1,121 a	1,235 a	818 a	852 a
20 to 49 Units	672 a	684 a	804 a	817 a	974 a	1,002 a	1,099 a	1,052 a	849 a	865 a
50 to 99 Units	671 a	678 a	810 a	820 a	1,047 a	1,059 a	1,510 a	1,510 a	886 a	893 a
100 to 199 Units	877 a	855 a	1,006 a	994 a	1,292 a	1,296 a	**	**	1,081 a	1,071 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	710 a	726 a	845 a	856 a	1,063 a	1,088 a	1,235 a	1,230 a	907 a	921 a
New Westminster										
3 to 5 Units	n/s	**	594 b	602 a	787 a	741 b	**	**	753 a	704 b
6 to 19 Units	551 a	578 a	700 a	739 a	839 a	929 a	1,211 a	**	713 a	758 a
20 to 49 Units	641 a	655 a	737 a	758 a	914 a	927 a	1,190 a	1,284 a	765 a	787 a
50 to 99 Units	633 a	648 a	785 a	801 a	1,030 a	1,046 a	1,271 a	1,297 a	855 a	872 a
100 to 199 Units	688 a	703 a	822 a	853 a	1,036 a	1,079 a	**	1,497 a	882 a	915 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	634 a	649 a	755 a	777 a	964 a	993 a	1,257 a	1,273 a	800 a	825 a
Surrey										
3 to 5 Units	**	**	535 a	**	**	n/s	n/u	n/u	589 a	**
6 to 19 Units	**	470 a	664 a	681 a	839 a	857 a	975 a	1,005 a	805 a	822 a
20 to 49 Units	**	**	749 a	747 a	894 a	866 a	937 a	977 a	847 a	834 a
50 to 99 Units	572 a	597 a	706 a	724 a	890 a	889 a	1,031 a	1,034 a	798 a	807 a
100 to 199 Units	**	**	661 a	711 a	**	**	**	**	739 a	785 a
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	595 a	600 a	707 a	725 a	886 a	880 a	995 a	1,015 a	804 a	811 a
Vancouver CMA										
3 to 5 Units	651 d	629 b	770 b	814 a	1,081 a	1,182 b	1,404 b	1,183 b	931 a	955 a
6 to 19 Units	711 a	718 a	838 a	862 a	1,118 a	1,152 a	1,307 a	1,354 a	908 a	926 a
20 to 49 Units	758 a	789 a	878 a	901 a	1,132 a	1,148 a	1,279 a	1,332 a	931 a	954 a
50 to 99 Units	809 a	835 a	917 a	925 a	1,091 a	1,132 a	1,365 a	1,384 a	959 a	977 a
100 to 199 Units	970 a	875 a	1,100 a	1,112 a	1,534 a	1,516 a	1,836 a	2,047 a	1,180 a	1,179 a
200+ Units	910 a	956 a	1,128 a	1,177 a	1,320 a	1,397 a	1,349 a	1,354 a	1,132 a	1,186 a
Total	804 a	811 a	919 a	940 a	1,169 a	1,195 a	1,367 a	1,420 a	975 a	995 a

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a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Vancouver CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
West End/Stanley Park	n/u	n/u	0.7 a	0.8 a	0.6 a	0.8 a	0.7 a	0.8 a	0.3 a	0.5 a	n/u	n/u
English Bay	**	**	1.5 a	2.0 a	0.7 a	0.6 a	0.3 a	1.5 a	0.5 a	0.9 a	**	**
Downtown	n/u	n/u	0.6 a	1.3 a	0.6 a	0.9 a	1.5 a	1.4 a	1.2 a	1.1 a	1.6 a	2.2 a
West End/Downtown (Zones 1-3)	**	**	0.9 a	1.4 a	0.7 a	0.8 a	0.9 a	1.3 a	0.9 a	1.0 a	2.1 a	1.8 a
South Granville/Oak	**	2.2 c	1.2 a	1.6 b	1.0 a	1.2 a	0.9 a	1.6 a	**	**	n/u	n/u
Kitsilano/Point Grey	0.0 c	4.4 d	1.2 d	0.4 b	0.6 a	0.3 a	0.0 a	0.2 a	**	**	**	**
Westside/Kerrisdale	0.0 a	0.0 a	2.4 a	1.2 a	0.9 a	2.1 a	0.2 a	2.1 a	**	**	n/u	n/u
Marpole	**	**	2.6 c	4.0 d	2.5 a	1.4 a	0.7 a	2.1 a	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	0.0 c	0.5 b	1.8 c	1.8 c	0.6 a	0.4 a	0.2 b	1.6 b	**	**	**	**
East Hastings	**	0.3 b	0.7 b	1.8 c	1.8 a	2.6 a	2.5 a	1.4 a	**	**	n/u	n/u
Southeast Vancouver	**	3.1 d	2.4 b	2.9 c	1.7 a	0.7 a	**	**	0.4 a	0.0 a	**	**
City of Vancouver (Zones 1-10)	**	1.1 a	1.5 a	1.7 a	1.1 a	1.1 a	0.9 a	1.4 a	0.9 a	0.8 a	2.5 a	2.6 a
University Endowment Lands	n/u	n/u	0.0 a	1.2 a	**	0.0 a	**	0.6 a	0.5 a	0.7 a	n/u	n/u
Central Park/Metrotown	**	**	3.2 d	**	3.2 a	2.2 a	0.9 a	1.5 a	3.2 a	2.3 a	**	**
Southeast Burnaby	**	**	**	2.6 a	3.9 a	3.5 b	4.7 b	5.1 a	**	**	n/u	n/u
North Burnaby	**	10.4 a	5.5 d	2.1 a	5.8 b	3.5 a	1.6 a	1.0 a	3.6 a	3.0 a	n/u	n/u
Burnaby (Zones 12-14)	**	8.0 c	3.7 c	3.1 d	3.9 a	2.8 a	1.9 a	2.0 a	3.2 a	2.7 a	**	**
New Westminster	**	**	3.1 c	3.5 b	4.0 a	4.2 a	2.6 a	2.5 a	1.2 a	1.2 a	n/u	n/u
North Vancouver City	**	**	0.4 b	1.1 a	1.1 a	0.9 a	0.5 a	1.6 a	0.9 a	0.6 a	n/u	n/u
North Vancouver D.M.	**	n/s	0.5 a	0.9 a	3.2 a	2.5 a	**	**	**	**	n/u	n/u
West Vancouver	**	**	**	**	0.8 a	0.3 a	3.4 c	1.2 a	0.7 a	0.4 a	n/u	n/u
Richmond	n/u	**	**	**	2.3 a	1.5 a	2.7 a	1.4 a	**	n/u	n/u	n/u
Delta	**	**	5.3 d	0.6 a	3.4 b	1.3 a	4.0 a	1.3 a	**	**	n/u	n/u
Surrey	0.0 a	**	10.8 a	3.9 b	7.8 b	5.8 b	5.4 a	3.9 a	5.6 a	3.4 a	**	**
White Rock	0.0 a	6.7 a	3.0 c	1.4 a	1.6 a	2.1 a	1.0 a	1.1 a	n/u	n/u	n/u	n/u
Langley City and Langley DM	**	**	9.4 a	3.1 a	3.8 b	4.2 a	2.4 a	3.9 a	n/s	**	n/u	n/u
Tri-Cities	**	**	6.5 b	5.5 c	4.7 a	4.1 a	2.2 a	2.6 a	**	**	**	**
Maple Ridge/Pitt Meadows	8.3 a	12.5 a	1.3 a	5.7 b	6.2 a	3.4 a	2.4 a	1.5 a	n/u	n/u	n/u	n/u
Vancouver CMA	3.4 d	1.7 b	2.1 a	2.0 a	2.3 a	1.9 a	2.1 a	2.0 a	1.4 a	1.2 a	3.3 a	2.1 a

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Vancouver CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
City of Vancouver (Zones 1-10)										
LT $550	0.7 b	0.0 d	0.0 d	0.0 d	5.6 d	**	n/s	n/s	0.7 b	0.0 c
$550 - $699	1.1 d	1.9 c	1.0 a	1.1 d	0.0 d	**	**	**	1.0 a	1.4 a
$700 - $849	0.6 a	1.0 a	1.2 a	1.5 a	0.0 c	2.5 c	**	**	1.0 a	1.4 a
$850 - $999	1.5 a	1.3 a	1.2 a	1.7 a	1.1 a	2.2 c	**	**	1.2 a	1.7 a
$1000 - $1149	0.7 a	2.0 b	1.0 a	1.0 a	2.8 c	1.2 a	0.0 d	0.0 c	1.1 a	1.0 a
$1150+	4.6 c	0.0 c	2.1 a	1.5 a	1.3 a	1.2 a	1.2 a	0.3 b	1.8 a	1.3 a
Total	1.0 a	1.2 a	1.2 a	1.3 a	1.3 a	1.2 a	0.7 a	1.1 a	1.2 a	1.3 a
Burnaby (Zones 12-14)										
LT $550	0.0 d	**	**	**	n/s	n/s	n/s	n/s	0.0 d	0.0 d
$550 - $699	3.0 a	0.8 a	2.4 c	1.1 a	**	**	n/s	n/s	2.6 b	0.9 a
$700 - $849	2.4 a	2.4 a	4.2 a	2.6 a	1.9 c	0.0 b	n/s	n/s	4.0 a	2.5 a
$850 - $999	7.3 a	**	3.7 b	3.9 a	1.5 a	2.0 a	**	4.3 d	3.0 a	3.3 a
$1000 - $1149	**	**	1.6 a	2.0 b	3.8 b	2.3 a	3.2 d	2.9 c	3.0 b	2.2 a
$1150+	**	**	9.5 a	1.0 a	3.0 a	5.4 b	0.9 a	0.8 a	4.7 a	3.5 b
Total	3.1 a	1.1 a	3.9 a	2.7 a	2.4 a	2.7 a	1.4 a	2.2 a	3.4 a	2.6 a
New Westminster										
LT $550	6.6 c	0.0 d	**	**	**	n/s	n/s	n/s	6.9 c	0.0 c
$550 - $699	2.0 a	3.9 a	2.4 b	2.5 b	0.0 c	**	n/s	n/s	2.2 a	3.1 b
$700 - $849	3.2 c	1.7 a	3.9 a	4.0 a	9.2 c	3.0 c	n/s	n/s	4.4 a	3.8 a
$850 - $999	n/s	**	4.0 b	2.6 a	1.6 b	1.7 a	**	**	2.6 a	2.2 a
$1000 - $1149	n/s	n/s	2.6 b	5.5 c	1.6 b	3.2 b	0.0 c	**	1.7 b	3.3 b
$1150+	n/s	n/s	n/s	**	7.2 c	3.6 c	1.3 a	7.3 c	5.8 c	4.5 c
Total	2.6 a	3.0 a	3.5 a	3.4 a	3.3 b	2.5 a	0.8 a	4.6 c	3.3 a	3.2 a
Surrey										
LT $550	0.0 a	**	**	**	**	n/s	n/s	n/s	0.0 c	**
$550 - $699	2.8 a	2.6 a	4.7 a	2.1 a	**	**	n/s	n/s	4.6 a	2.1 a
$700 - $849	**	**	5.2 a	6.2 a	4.5 c	3.1 b	**	**	4.9 a	5.1 a
$850 - $999	n/s	n/s	**	5.8 b	6.9 a	3.9 a	1.2 a	4.0 c	9.3 a	4.1 a
$1000 - $1149	n/s	n/s	**	n/s	12.7 c	4.3 a	11.4 a	5.1 b	12.3 a	4.6 a
$1150+	n/s	n/s	**	n/s	1.4 a	**	**	4.2 b	1.0 a	5.5 b
Total	1.2 a	2.3 a	6.0 a	4.8 a	6.2 a	3.6 a	6.8 a	4.3 a	6.1 a	4.2 a
Vancouver CMA										
LT $550	2.1 c	0.0 b	1.5 a	0.5 b	4.0 c	**	n/s	n/s	1.9 b	0.2 b
$550 - $699	2.0 a	1.9 a	2.5 a	1.7 a	0.0 c	0.0 c	**	**	2.3 a	1.8 a
$700 - $849	0.8 a	1.1 a	2.7 a	2.7 a	4.4 b	3.2 a	2.8 c	**	2.6 a	2.5 a
$850 - $999	1.6 a	1.1 a	2.0 a	2.0 a	3.0 a	2.6 a	1.7 b	3.9 c	2.2 a	2.0 a
$1000 - $1149	0.6 a	1.9 b	1.4 a	1.2 a	3.4 b	2.2 a	4.5 b	3.4 a	2.0 a	1.5 a
$1150+	4.4 c	0.0 b	2.4 a	1.4 a	1.8 a	1.9 a	1.3 a	1.9 a	2.1 a	1.6 a
Total	1.4 a	1.2 a	2.1 a	1.9 a	2.6 a	2.1 a	2.2 a	2.5 a	2.1 a	1.9 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	2.9 a	8.8 a	n/u	n/u	2.9 a	8.6 a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	2.9 a	8.8 a	n/u	n/u	2.9 a	8.6 a
South Granville/Oak	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	**	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	2.9 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	n/s	**	**	0.0 a	0.0 a	0.0 a	**	**	**	0.0 a
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	n/s	**	1.6 b	0.0 a	0.6 a	1.8 a	0.0 a	0.9 a	0.6 a	1.2 a
University Endowment Lands	0.0 a	0.0 a	n/u	n/u	0.0 a	0.0 a	n/u	n/u	0.0 a	0.0 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	11.8 d	1.0 a	**	1.2 a
Burnaby (Zones 12-14)	n/u	n/u	**	**	**	3.5 a	11.6 d	0.9 a	15.0 d	1.5 a
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	2.2 a	0.0 a
North Vancouver D.M.	n/u	n/u	**	**	1.0 a	2.5 c	1.7 c	0.3 b	1.4 a	0.9 a
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	0.0 a	**	0.0 c	1.2 a	2.5 b	1.6 a	1.6 c	1.4 a
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	**	**	**	**	2.9 a	0.0 a	16.3 a	1.6 a	14.0 a	1.4 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	**	5.9 a	2.7 b	5.3 b	2.0 b	6.8 b
Tri-Cities	n/u	n/u	**	**	7.7 c	5.0 a	2.3 a	1.8 a	3.6 b	2.5 a
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	0.0 a	0.8 a	3.6 d	3.2 c	2.2 a	5.9 a	1.7 a	4.8 b	1.9 a

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2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	2,419 a	2,513 a	n/u	n/u	2,391 a	2,490 a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	2,419 a	2,513 a	n/u	n/u	2,391 a	2,490 a
South Granville/Oak	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	**	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	2,807 a	2,409 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	n/s	n/s	**	**	1,195 b	**	**	**	1,303 a	1,367 a
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	n/s	n/s	1,074 b	1,035 a	1,668 a	1,709 a	1,753 a	1,654 a	1,583 a	1,568 a
University Endowment Lands	1,075 d	1,150 a	n/u	n/u	1,906 a	1,974 a	n/u	n/u	1,616 a	1,686 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/s	n/s	**	**	n/s	n/s	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	1,440 a	1,472 a	1,471 a	1,472 a
Burnaby (Zones 12-14)	n/u	n/u	n/s	n/s	1,501 c	1,424 b	1,440 a	1,472 a	1,452 b	1,463 a
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	1,316 a	1,352 a
North Vancouver D.M.	n/u	n/u	**	**	1,289 a	1,330 a	1,565 a	1,666 a	1,466 a	1,569 a
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	1,182 b	1,316 a	1,383 a	1,377 a	1,309 a	1,347 a
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	**	**	**	**	960 a	965 a	1,244 a	1,214 a	1,176 a	1,147 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	927 a	954 a	1,082 b	1,074 a	1,020 b	1,026 a
Tri-Cities	n/u	n/u	**	**	1,272 a	1,287 a	1,504 a	1,449 a	1,448 a	1,410 a
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	925 a	979 a	936 a	937 a	1,343 a	1,396 a	1,397 a	1,400 a	1,355 a	1,374 a

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	3 a	34	n/u	n/u	3 a	35
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	3 a	34	n/u	n/u	3 a	35
South Granville/Oak	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	**	**	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	1 a	34
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	**	**	0 a	16	0 a	32	**	**	0 a	126
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	0 a	62	3 a	167	1 a	111	4 a	342
University Endowment Lands	0 a	44	n/u	n/u	0 a	82	n/u	n/u	0 a	126
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	2 a	208	3 a	257
Burnaby (Zones 12-14)	n/u	n/u	**	**	2 a	57	2 a	211	4 a	269
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0 a	45
North Vancouver D.M.	n/u	n/u	**	**	2 c	100	1 b	295	3 a	406
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	3 a	259	6 a	381	9 a	649
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	**	**	**	**	0 a	35	5 a	310	5 a	370
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	4 a	67	10 b	187	18 b	264
Tri-Cities	n/u	n/u	**	**	6 a	119	7 a	399	13 a	521
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**0 a**	**63**	**4 d**	**111**	**20 a**	**934**	**34 a**	**2,022**	**58 a**	**3,130**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	5.9 a	8.8 a	n/u	n/u	5.7 a	8.6 a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	5.9 a	8.8 a	n/u	n/u	5.7 a	8.6 a
South Granville/Oak	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	**	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	5.9 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	n/s	**	**	0.0 a	0.0 a	0.0 a	**	**	**	0.0 a
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	n/s	**	3.4 b	0.0 a	1.3 a	1.8 a	0.0 a	1.8 a	1.3 a	1.5 a
University Endowment Lands	0.0 a	0.0 a	n/u	n/u	0.0 a	0.0 a	n/u	n/u	0.0 a	0.0 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	14.3 c	2.9 a	**	2.7 a
Burnaby (Zones 12-14)	n/u	n/u	**	**	**	3.5 a	14.1 d	2.8 a	**	3.0 a
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	2.2 a	0.0 a
North Vancouver D.M.	n/u	n/u	**	**	1.0 a	2.5 c	2.5 c	0.8 a	2.0 b	1.2 a
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	0.0 a	**	0.9 a	1.2 a	2.5 b	2.1 a	1.9 b	1.7 a
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	**	**	**	**	2.9 a	0.0 a	16.6 a	2.9 a	14.2 a	2.4 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	3.3 b	5.9 a	3.8 b	6.4 b	4.0 b	7.5 b
Tri-Cities	n/u	n/u	**	**	8.5 b	5.0 a	2.3 a	2.5 a	3.8 b	3.1 a
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	0.0 a	3.5 b	3.6 d	3.8 b	2.2 a	6.4 a	2.5 a	5.5 a	2.4 a

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	**	4.3 a	n/u	n/u	**	4.6 a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	**	4.3 a	n/u	n/u	**	4.6 a
South Granville/Oak	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/s	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	9.7 a	-11.4 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	n/s	n/s	**	**	++	**	**	**	2.9 b	3.0 c
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	n/s	n/s	2.4 c	++	++	2.1 c	4.4 a	1.0 d	3.3 c	1.9 b
University Endowment Lands	0.0 b	7.0 a	n/u	n/u	-1.6 a	3.6 a	n/u	n/u	-2.0 a	4.4 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/s	n/s	**	**	n/s	n/s	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	++	3.2 c	++	3.3 c
Burnaby (Zones 12-14)	n/u	n/u	n/s	n/s	++	**	++	3.2 c	++	3.2 c
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	4.9 a	2.7 a
North Vancouver D.M.	n/u	n/u	**	**	4.5 a	**	**	++	**	++
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	++	**	++	1.2 a	++	3.0 c
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/s	**	**	**	5.4 a	0.3 a	2.3 c	-1.0 a	++	-0.9 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	++	++	++	++	3.8 d	++
Tri-Cities	n/u	n/u	**	**	**	++	5.6 d	-3.5 b	5.3 d	-2.7 b
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	4.6 b	2.0 c	2.0 c	2.4 c	3.9 d	2.8 c	++	2.6 c	1.1 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
West End/Stanley Park	0.3 a	0.8 a	0.6 a	0.8 a	1.0 a	0.7 a	2.7 a	0.0 a	0.6 a	0.8 a
English Bay	1.2 a	1.3 a	0.6 a	0.8 a	0.6 a	1.5 a	0.0 a	8.3 a	0.7 a	1.0 a
Downtown	1.1 a	1.3 a	1.2 a	1.3 a	1.4 a	1.6 a	2.7 c	2.5 a	1.2 a	1.3 a
West End/Downtown (Zones 1-3)	1.0 a	1.2 a	0.9 a	1.0 a	1.1 a	1.4 a	2.3 a	2.2 a	0.9 a	1.1 a
South Granville/Oak	0.8 a	0.9 a	1.1 a	1.7 a	1.3 a	0.9 a	0.0 b	0.0 b	1.1 a	1.4 a
Kitsilano/Point Grey	1.3 a	0.8 d	0.8 a	0.9 a	**	0.6 a	0.0 d	0.0 c	1.0 a	0.8 a
Westside/Kerrisdale	1.8 b	2.6 a	0.9 a	1.9 a	1.0 a	1.7 a	1.7 a	0.9 a	1.1 a	1.9 a
Marpole	1.1 a	1.4 a	2.4 a	2.1 a	3.1 d	3.1 c	0.0 d	**	2.4 a	2.2 a
Mount Pleasant/Renfrew Heights	0.9 a	1.1 a	0.9 a	0.9 a	0.5 b	1.1 a	0.0 d	**	0.9 a	1.0 a
East Hastings	1.3 a	1.9 c	2.2 b	2.2 b	1.1 a	0.6 a	0.0 d	**	1.8 b	1.9 b
Southeast Vancouver	1.1 a	2.2 c	1.4 a	1.1 a	0.5 a	0.4 a	0.0 c	0.0 c	1.1 a	0.9 a
City of Vancouver (Zones 1-10)	1.0 a	1.2 a	1.2 a	1.3 a	1.3 a	1.2 a	0.6 a	1.1 a	1.2 a	1.3 a
University Endowment Lands	0.0 a	0.0 a	0.0 a	0.2 a	0.5 a	1.1 a	0.0 a	0.0 a	0.2 a	0.5 a
Central Park/Metrotown	2.4 a	0.5 a	3.4 a	2.2 a	2.1 a	2.6 a	0.0 b	0.0 b	3.0 a	2.2 a
Southeast Burnaby	4.6 b	1.4 a	4.5 b	4.2 a	1.9 a	3.1 a	3.5 a	5.6 a	3.6 a	3.8 a
North Burnaby	3.2 b	1.7 a	4.7 a	2.8 a	4.5 b	2.5 a	5.6 c	0.7 a	4.6 a	2.4 a
Burnaby (Zones 12-14)	3.1 a	1.1 a	3.9 a	2.7 a	2.9 a	2.7 a	4.7 c	1.8 a	3.6 a	2.6 a
New Westminster	2.6 a	3.0 a	3.5 a	3.4 a	3.3 b	2.5 a	0.7 a	3.8 c	3.3 a	3.2 a
North Vancouver City	0.9 a	0.4 a	0.7 a	1.0 a	0.9 a	1.4 a	**	**	0.9 a	1.1 a
North Vancouver D.M.	0.6 a	0.0 a	0.9 a	2.2 a	1.2 a	2.1 a	1.2 a	0.5 a	1.0 a	1.4 a
West Vancouver	0.9 a	0.0 b	1.5 a	0.6 a	1.2 a	0.5 a	1.1 a	1.1 a	1.4 a	0.6 a
Richmond	1.0 a	0.0 a	4.0 a	1.8 a	1.6 a	1.4 a	1.9 a	1.5 a	2.4 a	1.5 a
Delta	2.7 c	1.4 a	2.8 a	0.5 a	4.9 b	1.7 a	8.1 a	5.6 a	3.8 a	1.2 a
Surrey	1.0 a	2.0 a	6.0 a	4.7 a	6.2 a	3.6 a	11.2 a	3.1 a	6.6 a	4.0 a
White Rock	0.0 a	0.0 b	1.8 a	2.2 a	1.7 a	0.8 a	0.0 a	10.6 a	1.6 a	1.8 a
Langley City and Langley DM	8.9 b	1.2 a	3.0 a	3.9 a	2.9 a	4.7 a	3.2 c	4.2 b	3.2 b	4.2 a
Tri-Cities	2.1 a	1.1 a	2.8 a	3.0 a	4.8 a	3.6 a	2.1 a	2.7 a	3.4 a	3.1 a
Maple Ridge/Pitt Meadows	6.7 a	0.0 a	4.6 a	3.2 a	6.2 a	3.5 a	9.6 a	2.3 a	5.6 a	3.2 a
Vancouver CMA	1.4 a	1.2 a	2.1 a	1.9 a	2.6 a	2.1 a	3.9 a	2.1 a	2.2 a	1.9 a

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
West End/Stanley Park	847 a	874 a	1,070 a	1,101 a	1,637 a	1,720 a	2,589 c	2,578 a	1,112 a	1,148 a
English Bay	863 a	894 a	1,032 a	1,080 a	1,577 a	1,587 a	2,592 b	2,499 a	1,063 a	1,106 a
Downtown	979 a	921 a	1,144 a	1,137 a	1,773 a	1,746 a	2,410 c	2,579 d	1,193 a	1,170 a
West End/Downtown (Zones 1-3)	923 a	905 a	1,092 a	1,110 a	1,694 a	1,697 a	2,521 b	2,568 a	1,136 a	1,145 a
South Granville/Oak	794 a	832 a	1,070 a	1,041 a	1,427 a	1,452 a	1,835 b	1,836 a	1,093 a	1,083 a
Kitsilano/Point Grey	825 a	848 a	1,017 a	1,049 a	1,420 a	1,469 a	1,952 b	2,102 d	1,080 a	1,097 a
Westside/Kerrisdale	803 a	815 a	1,061 a	1,106 a	1,637 a	1,698 a	2,506 a	2,339 a	1,275 a	1,315 a
Marpole	684 a	702 a	800 a	805 a	1,039 a	1,041 a	1,092 b	1,116 a	833 a	842 a
Mount Pleasant/Renfrew Heights	721 a	759 a	796 a	873 a	1,040 a	1,134 a	1,430 b	1,277 b	838 a	897 a
East Hastings	734 b	762 b	817 a	824 a	1,085 a	1,146 a	1,296 a	1,343 a	855 a	869 a
Southeast Vancouver	753 a	767 a	849 a	891 a	1,172 a	1,208 a	1,160 a	1,254 a	954 a	992 a
City of Vancouver (Zones 1-10)	840 a	846 a	990 a	1,013 a	1,405 a	1,442 a	1,750 a	1,802 a	1,044 a	1,062 a
University Endowment Lands	1,043 a	1,095 a	1,259 a	1,274 a	1,729 a	1,798 a	2,136 a	2,233 a	1,482 a	1,561 a
Central Park/Metrotown	751 a	778 a	857 a	879 a	1,088 a	1,121 a	1,483 b	1,473 b	912 a	939 a
Southeast Burnaby	631 a	655 a	758 a	760 a	910 a	933 a	1,134 a	1,046 a	813 a	818 a
North Burnaby	700 a	694 a	874 a	870 a	1,141 a	1,145 a	1,328 a	1,367 a	984 a	983 a
Burnaby (Zones 12-14)	710 a	726 a	845 a	856 a	1,070 a	1,094 a	1,305 a	1,313 a	918 a	932 a
New Westminster	634 a	649 a	755 a	777 a	963 a	992 a	1,213 a	1,234 a	801 a	825 a
North Vancouver City	799 a	812 a	899 a	923 a	1,116 a	1,140 a	1,475 a	1,525 b	961 a	976 a
North Vancouver D.M.	821 a	842 a	957 a	969 a	1,223 a	1,235 a	1,499 a	1,588 a	1,174 a	1,210 a
West Vancouver	918 a	885 a	1,166 a	1,202 a	1,781 a	1,899 a	2,397 a	2,636 a	1,357 a	1,459 a
Richmond	717 a	724 a	894 a	903 a	1,097 a	1,137 a	1,365 a	1,355 a	1,047 a	1,065 a
Delta	586 a	593 a	728 a	745 a	932 a	949 a	1,119 a	1,063 a	817 a	832 a
Surrey	585 a	589 a	707 a	724 a	887 a	881 a	1,113 a	1,106 a	827 a	832 a
White Rock	697 a	678 a	797 a	811 a	984 a	1,016 a	1,339 b	1,394 a	844 a	855 a
Langley City and Langley DM	621 a	629 a	747 a	746 a	873 a	887 a	1,076 a	1,069 a	828 a	836 a
Tri-Cities	639 a	657 a	756 a	773 a	962 a	989 a	1,373 a	1,349 a	900 a	917 a
Maple Ridge/Pitt Meadows	545 a	599 a	670 a	673 a	856 a	854 a	1,081 a	1,150 a	769 a	774 a
Vancouver CMA	804 a	811 a	919 a	940 a	1,175 a	1,202 a	1,381 a	1,410 a	986 a	1,006 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	6 a	730	21 a	2,628	3 a	479	0 a	39	30 a	3,876
English Bay	12 a	915	42 a	5,117	10 a	651	1 a	12	65 a	6,695
Downtown	26 a	2,028	86 a	6,831	20 a	1,232	1 a	39	132 a	10,131
West End/Downtown (Zones 1-3)	**44 a**	**3,673**	**149 a**	**14,576**	**33 a**	**2,362**	**2 a**	**90**	**227 a**	**20,702**
South Granville/Oak	11 a	1,247	83 a	4,825	12 a	1,333	0 b	47	107 a	7,453
Kitsilano/Point Grey	7 d	922	42 a	4,806	7 a	1,170	0 d	38	56 a	6,937
Westside/Kerrisdale	5 a	196	34 a	1,787	17 a	982	1 a	114	58 a	3,079
Marpole	5 a	377	60 a	2,864	24 c	778	**	15	90 a	4,034
Mount Pleasant/Renfrew Heights	8 a	782	39 a	4,245	10 a	861	**	77	58 a	5,966
East Hastings	14 c	737	75 b	3,417	4 a	698	**	130	94 b	4,983
Southeast Vancouver	4 c	200	12 a	1,079	2 a	628	0 c	71	18 a	1,979
City of Vancouver (Zones 1-10)	**99 a**	**8,135**	**494 a**	**37,601**	**109 a**	**8,814**	**6 a**	**504**	**709 a**	**55,133**
University Endowment Lands	0 a	57	1 a	485	5 a	475	0 a	79	6 a	1,096
Central Park/Metrotown	2 a	373	98 a	4,361	43 a	1,630	0 b	60	143 a	6,424
Southeast Burnaby	2 a	143	58 a	1,364	22 a	714	9 a	155	90 a	2,376
North Burnaby	5 a	294	65 a	2,318	29 a	1,166	3 a	445	102 a	4,223
Burnaby (Zones 12-14)	**9 a**	**810**	**221 a**	**8,044**	**94 a**	**3,509**	**12 a**	**660**	**335 a**	**13,023**
New Westminster	**24 a**	**822**	**174 a**	**5,082**	**48 a**	**1,938**	**6 c**	**161**	**253 a**	**8,003**
North Vancouver City	2 a	541	35 a	3,581	24 a	1,700	**	51	62 a	5,872
North Vancouver D.M.	0 a	183	8 a	377	9 a	407	2 a	394	19 a	1,361
West Vancouver	0 b	227	8 a	1,270	4 a	752	1 a	91	13 a	2,341
Richmond	0 a	192	20 a	1,097	18 a	1,324	8 a	524	46 a	3,137
Delta	1 a	71	4 a	820	12 a	707	2 a	36	19 a	1,634
Surrey	**2 a**	**100**	**120 a**	**2,547**	**88 a**	**2,461**	**21 a**	**681**	**232 a**	**5,789**
White Rock	0 b	78	21 a	942	3 a	372	1 a	9	25 a	1,402
Langley City and Langley DM	1 a	83	38 a	976	47 a	997	10 b	235	96 a	2,291
Tri-Cities	2 a	190	72 a	2,390	65 a	1,783	16 a	598	156 a	4,961
Maple Ridge/Pitt Meadows	0 a	15	27 a	856	19 a	542	3 a	131	49 a	1,544
Vancouver CMA	**141 a**	**11,504**	**1,245 a**	**66,067**	**545 a**	**25,782**	**90 a**	**4,235**	**2,021 a**	**107,587**

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
West End/Stanley Park	0.5 a	1.4 a	1.1 a	1.8 a	2.3 a	1.1 a	5.3 a	5.1 a	1.2 a	1.7 a
English Bay	1.8 a	2.1 a	1.4 a	1.5 a	1.1 a	2.5 a	0.0 a	8.3 a	1.5 a	1.7 a
Downtown	1.7 a	1.9 a	1.8 a	1.9 a	2.3 a	1.9 a	2.7 c	5.1 a	1.8 a	1.9 a
West End/Downtown (Zones 1-3)	1.5 a	1.8 a	1.5 a	1.8 a	2.0 a	1.9 a	3.5 b	5.5 a	1.6 a	1.8 a
South Granville/Oak	1.3 a	1.3 a	1.7 a	2.2 a	2.1 a	2.2 a	**	0.0 b	1.7 a	2.0 a
Kitsilano/Point Grey	1.6 c	1.6 c	1.2 a	1.3 a	**	1.3 a	0.0 d	**	1.4 a	1.4 a
Westside/Kerrisdale	3.4 b	4.1 a	1.6 a	3.5 a	2.4 a	3.7 a	1.7 a	4.4 a	1.9 a	3.6 a
Marpole	1.1 a	3.0 b	3.0 a	3.1 b	3.7 c	4.0 b	**	**	2.9 a	3.3 a
Mount Pleasant/Renfrew Heights	0.9 a	2.0 b	1.1 a	1.7 a	0.7 b	1.7 c	0.0 d	**	1.0 a	1.7 a
East Hastings	1.4 a	2.6 c	2.6 b	2.7 b	1.1 a	0.7 a	0.0 d	**	2.1 a	2.4 b
Southeast Vancouver	2.9 b	2.7 c	2.0 a	1.5 a	0.7 a	0.9 a	0.0 c	0.0 c	1.6 a	1.4 a
City of Vancouver (Zones 1-10)	1.5 a	1.9 a	1.7 a	2.0 a	1.9 a	2.1 a	1.2 a	2.9 b	1.7 a	2.0 a
University Endowment Lands	0.0 a	0.0 a	0.0 a	0.2 a	0.5 a	1.1 a	0.0 a	0.0 a	0.2 a	0.5 a
Central Park/Metrotown	3.5 a	0.8 a	4.8 a	3.4 a	3.3 a	3.7 b	0.0 b	0.0 b	4.3 a	3.3 a
Southeast Burnaby	5.3 b	2.8 b	5.1 b	4.6 a	3.2 b	3.2 a	3.5 a	6.3 a	4.4 a	4.2 a
North Burnaby	4.6 b	1.7 a	5.4 a	3.2 a	5.5 b	2.7 a	7.0 c	2.0 a	5.6 a	2.9 a
Burnaby (Zones 12-14)	4.2 a	1.5 a	5.1 a	3.5 a	4.0 a	3.3 a	5.7 c	2.8 a	4.8 a	3.3 a
New Westminster	3.6 b	4.6 a	4.4 a	4.6 a	3.6 b	3.2 a	1.3 a	4.5 c	4.1 a	4.2 a
North Vancouver City	2.2 b	0.4 a	1.6 a	1.3 a	1.7 a	1.9 a	**	**	1.7 a	1.4 a
North Vancouver D.M.	4.4 a	3.9 a	1.7 a	3.8 a	2.0 a	3.1 a	1.8 b	0.8 a	2.2 a	2.8 a
West Vancouver	1.9 a	0.0 b	2.5 a	1.3 a	1.8 a	1.2 a	2.2 c	1.1 a	2.2 a	1.2 a
Richmond	3.1 a	0.0 a	5.1 a	2.6 a	2.7 a	1.7 a	1.9 a	1.9 a	3.4 a	2.0 a
Delta	2.7 c	4.2 a	3.1 a	1.1 a	4.9 b	2.0 a	8.1 a	5.6 a	3.9 a	1.7 a
Surrey	1.0 a	4.1 a	7.0 a	6.1 a	6.8 a	4.5 a	11.7 a	4.6 a	7.4 a	5.2 a
White Rock	0.0 a	0.0 b	3.1 a	3.5 a	2.8 a	2.0 a	10.9 a	10.6 a	2.9 a	2.9 a
Langley City and Langley DM	10.1 c	1.2 a	4.9 a	4.8 a	4.3 b	5.5 a	5.1 b	5.5 b	4.9 a	5.0 a
Tri-Cities	2.7 a	3.2 a	3.6 a	4.2 a	5.7 a	4.9 a	2.2 a	3.5 a	4.2 a	4.3 a
Maple Ridge/Pitt Meadows	6.7 a	0.0 a	4.7 a	4.1 a	6.3 a	5.2 a	9.6 a	3.1 a	5.7 a	4.3 a
Vancouver CMA	2.0 a	2.0 a	2.8 a	2.7 a	3.3 a	2.9 a	4.5 a	3.1 a	2.9 a	2.7 a

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
West End/Stanley Park	3.7 c	4.5 c	3.6 d	3.3 c	++	++	**	++	2.5 c	3.1 c
English Bay	2.6 c	3.4 c	++	3.6 c	++	++	**	**	1.4 d	3.0 b
Downtown	4.9 b	3.9 c	5.2 b	1.8 b	++	9.8 b	**	**	4.9 b	2.4 a
West End/Downtown (Zones 1-3)	3.9 b	3.9 b	3.5 b	2.7 a	++	5.3 c	++	**	3.3 b	2.7 a
South Granville/Oak	4.1 b	2.6 b	3.5 c	2.4 b	4.7 c	2.7 c	**	++	3.7 b	2.3 b
Kitsilano/Point Grey	3.3 d	3.9 d	5.3 c	3.6 c	**	**	++	++	4.4 c	4.1 c
Westside/Kerrisdale	8.0 c	++	4.1 b	3.3 b	6.0 c	3.6 c	4.7 c	++	5.0 b	3.4 b
Marpole	4.1 d	1.9 c	3.4 c	1.5 c	3.7 d	3.4 d	**	++	3.5 c	1.9 c
Mount Pleasant/Renfrew Heights	**	7.3 c	2.1 c	7.4 b	**	6.0 c	++	++	2.7 c	7.0 b
East Hastings	3.4 c	2.8 c	3.4 d	3.0 d	2.9 c	4.3 d	3.5 d	8.6 b	4.0 c	2.4 c
Southeast Vancouver	1.7 a	3.4 b	3.5 a	4.0 b	5.1 a	3.5 a	3.7 c	3.6 d	3.0 a	3.9 a
City of Vancouver (Zones 1-10)	4.3 b	3.6 b	3.6 a	3.3 a	2.7 b	4.2 b	**	5.6 d	3.6 a	3.3 a
University Endowment Lands	0.7 a	3.6 c	1.1 d	2.2 c	3.0 b	5.1 d	0.9 a	**	1.5 a	2.5 c
Central Park/Metrotown	2.5 c	4.4 c	3.0 b	2.3 a	3.5 c	2.7 a	**	**	3.3 c	2.3 a
Southeast Burnaby	4.7 c	1.5 c	4.2 c	0.7 b	6.2 c	1.3 a	11.6 c	1.5 d	4.9 c	0.9 a
North Burnaby	2.3 c	-2.2 b	1.6 c	++	2.6 c	++	++	2.4 c	1.5 c	++
Burnaby (Zones 12-14)	2.9 b	2.0 c	2.8 a	1.1 a	3.8 b	1.8 b	5.7 c	++	3.0 a	1.3 a
New Westminster	3.9 b	3.1 b	2.7 a	3.0 b	2.9 b	3.0 a	4.0 d	3.2 c	2.5 a	2.9 a
North Vancouver City	2.9 c	2.0 c	2.4 c	2.0 c	3.7 d	1.7 c	**	++	2.7 b	2.1 c
North Vancouver D.M.	3.4 a	2.3 a	3.9 c	2.0 a	6.1 a	2.7 a	6.3 c	++	5.7 b	1.2 a
West Vancouver	4.1 c	-4.8 d	3.3 d	1.3 d	3.7 d	5.3 b	-5.0 d	4.6 b	2.8 c	2.1 c
Richmond	++	1.1 a	++	1.6 b	++	3.1 c	**	1.2 a	++	1.9 a
Delta	++	++	**	1.0 a	++	2.7 a	2.4 a	-3.2 a	++	1.7 a
Surrey	++	6.7 c	++	2.1 a	0.7 b	0.6 a	1.9 c	1.8 a	++	1.6 a
White Rock	4.8 c	**	3.4 c	2.1 b	2.5 c	0.7 b	++	**	2.3 c	1.7 b
Langley City and Langley DM	0.8 a	2.5 b	++	++	-1.3 a	2.6 c	3.3 d	++	++	1.4 a
Tri-Cities	++	2.8 a	0.7 a	2.8 a	1.7 b	2.2 a	2.1 c	++	1.2 a	2.0 a
Maple Ridge/Pitt Meadows	2.6 c	5.4 a	2.3 a	1.2 a	2.4 a	1.0 a	1.4 a	1.4 a	1.8 a	1.0 a
Vancouver CMA	3.6 a	3.0 a	2.9 a	2.6 a	2.6 a	3.1 a	3.7 b	2.3 b	2.9 a	2.6 a

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Abbotsford	8.6 a	2.0 a	4.9 a	6.9 a	6.7 a	6.1 a	10.3 a	0.0 c	6.0 a	6.3 a
Zone 2 - Mission	**	13.3 a	**	9.6 a	6.7 c	6.2 a	**	**	7.3 c	8.5 a
Abbotsford CMA	**9.1 c**	**3.4 a**	**5.1 a**	**7.2 a**	**6.7 a**	**6.1 a**	**10.0 a**	**2.8 c**	**6.1 a**	**6.5 a**

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1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Abbotsford	557 a	549 a	649 a	659 a	786 a	790 a	862 a	878 a	716 a	722 a
Zone 2 - Mission	**	523 a	620 a	620 a	734 a	730 a	**	**	669 a	663 a
Abbotsford CMA	**552 a**	**546 a**	**646 a**	**655 a**	**781 a**	**785 a**	**860 a**	**875 a**	**711 a**	**716 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	2 a	103	108 a	1,561	101 a	1,652	0 c	34	212 a	3,351
Zone 2 - Mission	2 a	15	19 a	197	10 a	162	**	**	32 a	375
Abbotsford CMA	**4 a**	**118**	**127 a**	**1,758**	**111 a**	**1,814**	**1 c**	**35**	**244 a**	**3,726**

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Abbotsford	9.5 a	3.9 a	5.2 a	8.0 a	7.5 a	7.5 a	10.3 a	0.0 c	6.6 a	7.5 a
Zone 2 - Mission	**	13.3 a	**	10.2 a	8.9 b	6.2 a	**	**	8.4 c	8.8 a
Abbotsford CMA	**10.0 c**	**5.1 a**	**5.4 a**	**8.2 a**	**7.7 a**	**7.4 a**	**10.0 a**	**2.8 c**	**6.7 a**	**7.7 a**

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Abbotsford	**	++	2.7 a	1.6 a	2.4 a	0.7 a	3.1 d	2.8 c	2.2 a	1.3 a
Zone 2 - Mission	**	**	7.6 c	++	7.7 a	-0.5 b	**	**	7.7 b	++
Abbotsford CMA	2.7 c	++	3.2 b	1.5 a	3.0 a	0.6 a	3.6 d	2.1 c	2.7 a	1.1 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Abbotsford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	10.1 d	2.9 a	5.7 a	9.9 a	8.5 a	8.9 a	7.1 a	**	6.9 a	9.1 a
1975 - 1989	6.2 a	0.0 a	5.1 a	6.5 a	6.1 a	6.5 b	17.6 a	0.0 a	5.7 a	6.3 a
1990 - 1999	0.0 a	0.0 a	3.5 a	2.8 a	8.1 a	5.8 a	0.0 a	**	6.7 a	4.8 a
2000+	**	**	5.5 a	1.9 a	4.0 a	2.0 a	n/u	n/u	4.5 a	1.9 a
Total	9.1 c	3.4 a	5.1 a	7.2 a	6.7 a	6.1 a	10.0 a	2.8 c	6.1 a	6.5 a

The following letter codes are used to indicate the reliability of the estimates:
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1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Abbotsford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	560 a	544 a	623 a	638 a	753 a	760 a	**	**	661 a	670 a
1975 - 1989	563 a	565 a	653 a	658 a	745 a	756 a	834 a	832 a	698 a	706 a
1990 - 1999	508 b	540 a	644 a	666 a	814 a	792 a	**	**	765 a	754 a
2000+	**	**	709 a	710 a	894 a	930 a	n/u	n/u	819 a	844 a
Total	552 a	546 a	646 a	655 a	781 a	785 a	860 a	875 a	711 a	716 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Abbotsford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA										
3 to 5 Units	n/u	n/u	0.0 a	0.0 a	4.8 a	17.8 a	**	**	2.9 a	**
6 to 19 Units	**	19.8 a	**	14.7 a	9.9 a	8.5 a	**	**	12.4 a	11.5 a
20 to 49 Units	**	1.8 a	5.1 a	8.4 a	7.9 a	8.0 b	0.0 a	16.5 a	6.9 a	7.9 a
50 to 99 Units	2.0 a	2.0 a	3.3 a	4.4 a	5.5 a	4.1 a	17.4 a	0.0 a	4.6 a	4.2 a
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	9.1 c	3.4 a	5.1 a	7.2 a	6.7 a	6.1 a	10.0 a	2.8 c	6.1 a	6.5 a

The following letter codes are used to indicate the reliability of the estimates:
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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Abbotsford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA										
3 to 5 Units	n/u	n/u	**	**	704 b	735 a	n/s	n/s	669 b	720 b
6 to 19 Units	465 b	482 a	560 a	612 a	725 a	722 a	**	**	660 a	663 a
20 to 49 Units	548 a	548 a	649 a	651 a	778 a	767 a	**	798 a	703 a	699 a
50 to 99 Units	572 a	558 a	655 a	664 a	796 a	805 a	881 a	903 a	727 a	736 a
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	552 a	546 a	646 a	655 a	781 a	785 a	860 a	875 a	711 a	716 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Abbotsford CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Abbotsford	2.9 a	**	13.7 a	10.3 a	6.7 a	8.0 a	4.6 a	4.0 a	**	**	n/u	n/u
Zone 2 - Mission	n/u	n/u	**	16.1 a	**	7.8 a	**	**	n/u	n/u	n/u	n/u
Abbotsford CMA	2.9 a	**	12.4 a	11.5 a	6.9 a	7.9 a	4.6 a	4.2 a	**	**	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Abbotsford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA										
LT $600	5.2 d	2.3 a	3.2 b	4.2 b	**	**	n/s	n/s	3.4 b	3.6 b
$600 - $699	16.2 d	6.6 b	6.3 a	8.7 a	1.8 c	8.2 b	n/s	n/s	6.1 a	8.6 a
$700 - $799	n/s	n/s	2.7 a	6.0 a	7.9 a	7.1 a	**	**	6.4 a	6.8 a
$800 - $899	n/s	n/s	**	**	4.5 a	5.9 a	**	**	5.1 a	5.6 a
$900 - $999	n/s	n/s	n/s	n/s	13.7 a	2.9 a	30.0 a	**	14.7 a	2.7 a
$1000+	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Total	9.1 c	3.4 a	5.1 a	7.2 a	6.7 a	6.1 a	10.0 a	2.8 c	6.1 a	6.5 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	0.0 a	2.7 c	2.1 a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	18.0 a	16.8 a	7.8 b	8.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	**	773 b	824 a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	**n/u**	**n/u**	**	**	**	**	**1,178 a**	**1,235 a**	**899 a**	**963 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	0 a	28	4 a	188
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	**n/u**	**n/u**	**	**	**	**	**18 a**	**107**	**22 a**	**267**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	0.0 a	3.3 d	2.1 a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	18.0 a	16.8 a	8.2 b	8.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	**	++	6.9 c
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	3.7 d	4.5 c	++	6.6 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Abbotsford	8.6 a	2.0 a	4.7 a	7.0 a	6.4 a	5.7 a	9.8 c	0.0 c	5.8 a	6.1 a
Zone 2 - Mission	**	13.3 a	**	9.6 a	6.7 c	6.2 a	**	**	9.5 b	11.0 a
Abbotsford CMA	**9.1 c**	**3.4 a**	**5.0 a**	**7.3 a**	**6.5 a**	**5.8 a**	**15.6 a**	**13.4 c**	**6.2 a**	**6.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Abbotsford	557 a	549 a	650 a	661 a	785 a	793 a	926 b	929 a	719 a	727 a
Zone 2 - Mission	**	523 a	620 a	620 a	734 a	730 a	**	**	763 a	775 a
Abbotsford CMA	**552 a**	**546 a**	**647 a**	**657 a**	**781 a**	**788 a**	**1,102 a**	**1,153 a**	**724 a**	**733 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	2 a	103	112 a	1,605	101 a	1,768	0 c	62	216 a	3,539
Zone 2 - Mission	2 a	15	19 a	197	10 a	162	**	**	50 a	454
Abbotsford CMA	**4 a**	**118**	**131 a**	**1,802**	**111 a**	**1,930**	**19 c**	**142**	**266 a**	**3,993**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Abbotsford	9.5 a	3.9 a	5.1 a	8.0 a	7.2 a	7.0 a	9.8 c	0.0 c	6.4 a	7.2 a
Zone 2 - Mission	**	13.3 a	**	10.2 a	8.9 b	6.2 a	**	**	10.4 c	11.2 a
Abbotsford CMA	**10.0 c**	**5.1 a**	**5.3 a**	**8.2 a**	**7.4 a**	**6.9 a**	**15.6 a**	**13.4 c**	**6.8 a**	**7.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Abbotsford	**	++	2.5 a	1.9 a	2.2 a	1.1 a	3.5 d	2.6 c	2.1 b	1.5 a
Zone 2 - Mission	**	**	7.6 c	++	7.7 a	-0.5 b	**	**	6.4 b	0.8 d
Abbotsford CMA	**2.7 c**	**++**	**3.0 a**	**1.7 a**	**2.7 a**	**0.9 a**	**3.6 c**	**2.7 b**	**2.6 a**	**1.5 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Vancouver CMA - October 2010

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Burrard Pennisula	2.1 c	3.5 d	0.9 a	1.1 a
Vancouver East/Westside	1.5 a	0.7 a	1.3 a	1.4 a
Vancouver City	1.9 b	2.5 c	1.2 a	1.3 a
Suburban Vancouver	1.0 a	2.0 c	3.3 a	2.8 a
North Shore	0.6 a	2.4 b	1.0 a	1.0 a
Fraser Valley	3.8 d	1.9 b	4.7 a	3.3 a
Vancouver CMA	1.7 b	2.2 b	2.1 a	1.9 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Vancouver CMA - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Burrard Pennisula	**	905 a	1,588 c	1,110 a	2,130 c	1,685 a	**	2,568 a
Vancouver East/Westside	**	797 a	**	956 a	1,698 b	1,369 a	**	1,786 a
Vancouver City	**	846 a	1,520 c	1,016 a	1,988 c	1,451 a	**	1,910 a
Suburban Vancouver	**	688 a	1,050 c	823 a	1,281 b	1,041 a	1,455 c	1,228 a
North Shore	**	835 a	944 c	994 a	1,284 c	1,365 a	**	1,984 b
Fraser Valley	**	626 a	828 c	737 a	1,373 d	897 a	n/u	1,032 a
Vancouver CMA	**	811 a	1,297 c	940 a	1,610 b	1,195 a	**	1,420 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Vancouver CMA - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Burrard Pennisula	**	**	1,325 b	1,588 c	1,830 b	2,130 c	**	**	1,578 b	1,815 b
Vancouver East/Westside	**	**	1,141 c	**	1,510 c	1,698 b	**	**	1,297 b	1,482 c
Vancouver City	**	**	1,262 b	1,520 c	1,754 b	1,988 c	**	**	1,495 b	1,716 b
Suburban Vancouver	**	**	930 c	1,050 c	1,263 b	1,281 b	1,536 b	1,455 c	1,154 b	1,217 b
North Shore	**	**	1,047 c	944 c	1,358 c	1,284 c	n/u	**	1,242 b	1,121 c
Fraser Valley	**	**	783 c	828 c	1,069 b	1,373 d	**	n/u	955 b	1,119 d
Vancouver CMA	**	**	1,118 b	1,297 c	1,448 b	1,610 b	1,891 d	**	1,308 b	1,460 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Vancouver CMA - October 2010

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Vancouver City				
3 to 24 Units	**	1.0 a	1.3 a	1.3 a
25 to 49 Units	1.4 a	0.8 a	1.1 a	1.2 a
50 to 74 Units	0.9 a	0.7 a	0.8 a	1.1 a
75 to 99 Units	1.1 a	0.2 b	1.0 a	1.6 a
100+ Units	2.1 b	3.5 d	1.2 a	1.2 a
Total	1.9 b	2.5 c	1.2 a	1.3 a
Vancouver CMA				
3 to 24 Units	3.0 c	1.7 c	2.1 a	1.8 a
25 to 49 Units	1.5 a	1.4 a	2.4 a	2.1 a
50 to 74 Units	1.0 a	1.3 a	2.1 a	2.1 a
75 to 99 Units	1.0 a	0.8 a	2.1 a	2.0 a
100+ Units	1.9 a	2.7 b	1.7 a	1.4 a
Total	1.7 b	2.2 b	2.1 a	1.9 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Vancouver CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Burrard Pennisula	32,702	33,286	12,850 a	13,626 a	39.3 a	40.9 a	2.1 c	3.5 d
Vancouver East/Westside	32,943	34,615	6,613 a	7,286 a	20.1 a	21.0 a	1.5 a	0.7 a
Vancouver City	65,645	67,901	19,412 a	20,940 a	29.6 a	30.8 a	1.9 b	2.5 c
Suburban Vancouver	58,863	61,863	11,990 a	12,794 a	20.4 a	20.7 a	1.0 a	2.0 c
North Shore	11,257	11,786	2,531 d	2,246 a	22.5 d	19.1 a	0.6 a	2.4 b
Fraser Valley	24,449	27,321	4,254 a	5,796 a	17.4 a	21.2 a	3.8 d	1.9 b
Vancouver CMA	160,214	168,871	38,129 a	41,744 a	23.8 a	24.7 a	1.7 b	2.2 b

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2] Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Vancouver CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Vancouver City								
3 to 24 Units	6,220	6,272	1,019 d	1,264 a	16.4 d	20.1 a	**	1.0 a
25 to 49 Units	11,611	11,732	2,421 a	2,151 a	20.9 a	18.3 a	1.4 a	0.8 a
50 to 74 Units	7,085	7,473	1,510 a	1,729 a	21.3 a	23.1 a	0.9 a	0.7 a
75 to 99 Units	6,796	6,872	1,774 a	1,777 a	26.1 a	25.9 a	1.1 a	0.2 b
100+ Units	33,933	35,552	12,776 a	14,001 a	37.7 a	39.4 a	2.1 b	3.5 d
Total	65,645	67,901	19,412 a	20,940 a	29.6 a	30.8 a	1.9 b	2.5 c
Vancouver CMA								
3 to 24 Units	9,975	10,102	1,526 d	1,695 a	15.3 d	16.8 a	3.0 c	1.7 c
25 to 49 Units	25,621	26,151	4,358 a	4,118 a	17.0 a	15.7 a	1.5 a	1.4 a
50 to 74 Units	19,566	20,155	3,417 a	3,634 a	17.5 a	18.0 a	1.0 a	1.3 a
75 to 99 Units	16,031	16,678	3,428 a	3,506 a	21.4 a	21.0 a	1.0 a	0.8 a
100+ Units	89,020	95,785	25,392 a	28,771 a	28.5 a	30.0 a	1.9 a	2.7 b
Total	160,213	168,871	38,129 a	41,744 a	23.8 a	24.7 a	1.7 b	2.2 b

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2] Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Vancouver CMA - October 2010

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Vancouver CMA										
Single Detached	n/s	n/s	514 c	**	906 c	1,055 d	1,528 b	1,561 b	1,317 b	1,331 b
Semi detached, Row and Duplex	n/s	n/s	**	670 c	1,037 c	1,093 d	1,168 b	1,301 c	1,097 b	1,160 c
Other-Primarily Accessory Suites	n/s	n/s	730 c	**	862 b	911 c	1,288 d	1,342 c	851 b	941 c
Total	n/s	n/s	730 c	819 d	931 b	1,014 b	1,379 b	1,452 b	1,101 b	1,155 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Vancouver CMA - October 2010

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-09	Oct-10
Vancouver CMA		
Single Detached	38,297 b	40,496 b
Semi detached, Row and Duplex	28,589 b	27,036 a
Other-Primarily Accessory Suites	28,443 c	31,998 b
Total	95,328 b	99,530 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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5.1 Other Secondary Rented Unit[1] Average Rents ($)
by Dwelling Type
Abbotsford CMA - October 2010

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Abbotsford CMA										
Single Detached	n/s	n/s	**	**	812 c	845 d	1,194 b	1,190 b	1,087 b	1,074 b
Semi detached, Row and Duplex	n/s	n/s	**	**	776 d	**	1,001 c	975 b	893 b	844 b
Other-Primarily Accessory Suites	n/s	n/s	625 c	644 d	732 b	718 b	916 b	995 c	736 b	738 b
Total	n/s	n/s	**	640 c	769 b	744 b	1,119 a	1,121 a	948 a	927 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1]
by Dwelling Type
Abbotsford CMA - October 2010

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-09	Oct-10
Abbotsford CMA		
Single Detached	3,626 b	3,568 b
Semi detached, Row and Duplex	1,714 c	1,721 c
Other-Primarily Accessory Suites	1,946 b	2,127 b
Total	7,285 a	7,416 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

CMHC—HOME TO CANADIANS

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